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Municipal Housing in
England and Wales

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1st QUESTION. GREAT BRITAIN.

John Burns.

Municipal Housing in England and Wales,

By

ALDERMAN W. THOMPSON,

Chairman, National Housing and Town Planning Council; Member, Permanent International Housing Committee.

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HOUSING OF THE WORKING CLASSES.

Edited by Alderman W. THOMPSON, Author of the "Housing Handbook."

The Beginning.—Housing legislation in this country began with Lord Shaftesbury's two Acts passed in 1851, and was continued with Torrens's Acts, 1866 and 1868, and Cross's Acts, 1875, 1879, and 1882, and by various Local Improvement Acts. The Metropolitan Board of Works spent £1,325,415 on 16 schemes, and sold or let the sites at nominal prices to various companies for building working-class dwellings to house the persons displaced. The companies thus subsidised erected 7,026 dwellings, containing 14,093 rooms.

Other districts cleared unhealthy areas at a cost as follows, after recoupment for land re-sold:—Birmingham, 95 acres for £550,000; Glasgow, 88 acres for £600,000; Liverpool, £500,000; Greenock, £200,000; and Wolverhampton, £267,862; while the annual charge on the rates at Swansea has been over £3,000. In the majority of these cases some of the persons displaced were re-housed in dwellings erected by the municipal authorities. Owing to the expensive working of these Acts, however, they were not used much after 1882, and it became necessary to consolidate and amend them by the Housing of the Working Classes Act, 1890. This Act has itself been modified by subsequent Acts, notably the Acts of 1900 and 1903, and the Housing and Town Planning Act, 1909.

Powers of Local Authorities with respect to the housing of the working classes may be said to be contained in—

(1) The Public Health Act, 1875 (sanitary clauses), together with the amending or corresponding measures, the Public Health Acts (Amendment) Acts, 1890 and 1907, the Public Health (London) Act, 1891, and the Public Health (Scotland) Act, 1897; and bye-laws made under the provisions of the same;

(2) The Housing of the Working Classes Act, 1890 with amending Acts of 1893, 1894, 1896, 1900, 1903, and 1909;

(3) The Small Dwellings Acquisition Act, 1899;

(4) The Municipal Corporations Act, 1882 (Sec. 111), and the Working Classes Dwellings Act, 1890;

(5) The Labourers' (Ireland) Acts, 1885-1906;

(6) The Standing Orders of Parliament for Local Improvement and Public Companies' Bills.

So far as the provision of houses is concerned, the most important of these are the Housing of the Working Classes Acts, 1890-1903, and the Housing and Town Planning Act, 1909.

The principal Act (1890) is divided into seven parts, and the following summary of housing powers has been arranged under the three most important of these divisions, viz.:—Part I., the clearance of large slum areas; Part II., the clearance of small slum areas and the closing and demolition of unhealthy houses or obstructive buildings; and Part III., which deals with the provision of new dwellings by or through the action of local authorities.

The amending Act of 1900 modified Part III. of the principal Act by empowering Councils to buy land outside their districts (Sec. 1.) and to lease any land bought within or outside their districts to persons willing to build cottages (Sec. 5), as well as for the building of cottages by the local authority. It also provided for the raising of money for Part III. schemes by metropolitan boroughs (Sec. 3), and for simplifying accounts kept under the various parts of the principal Act (Sec. 4). Other provisions were also made, but have since been repealed.

The Act of 1903 empowers the local authority to erect shops and other necessary buildings and to provide recreation grounds in connection with Part III. schemes (Sec. 11). It removed the limitation on borrowing (Sec. 1), which was previously confined to two years rateable value for all purposes, including housing; extended the period for repayment of housing loans (Sec. 1); and slightly simplified the procedure for closing unhealthy dwellings and clearing unhealthy areas (Secs. 4, 5, 6, 7, 8, 9, 10). But these last-named provisions have been to a great extent repealed by the Act of 1909. Finally, it imposed more stringent conditions as to rehousing in connection with the demolition of workmen's dwellings under Railway Bills and Local Improvement Acts (Sec. 3).

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The sections of the Act of 1890 affected by the Act of 1909 are Secs. 4, 7 (*a*) (*b*), 8, 15, 16, 32, 34, 39, 46, 49, 75, 87; and Schedule 4, Form A, in addition to Sec. 234 of the Public Health Act; Sec. 27 of the Metropolitan Board of Works (Loans) Act, 1869; Sec. 190 of the Metropolis Management Act, 1855; Sec. 11 of the Board of Agriculture Act, 1889; and the Standing Orders of Parliament regulating Private Bills and Local Improvement Bills.

The Housing and Town Planning Act, 1909, modifies a number of provisions in previous Acts as respects the keeping of houses in repair (Secs. 14 and 15), the closing and demolition of unhealthy dwellings (Secs. 17 and 18), the clearance of slum areas (Secs. 23 to 29), the appointment of County Medical Officers of Health (Secs. 67 and 68), and the provision of new dwellings for the working classes. It requires County Councils to establish Public Health and Housing Committees (Sec. 71), and it gives them a number of default powers as regards District Councils and the principal Act (Secs. 10 and 12), while also giving concurrent powers, under Part III., in rural districts (Sec. 13).

Part III. of the Act of 1890 takes effect everywhere without being adopted (Sec. 1), and a new procedure for compulsory land purchase is enacted, substantially the same as for Small Holdings (Secs. 2, 60, and Schedule I.).

Powers of complaint on a large and systematic plan are given in respect of the non-exercise of housing duties by local authorities (Sec. 10). An appeal may be made to the Local Government Board by the County Council, Parish Council, Parish Meeting, or any four inhabitant householders if the local authority within their area fails to deal with insanitary houses or build new ones when required. In rural districts where necessary cottages are not built a County Council may hold an inquiry and take over the powers of the District Council on receipt of a complaint from a Parish Council, a Parish Meeting, or any four inhabitant householders (Sec. 12).

The power of entry for purposes of inspection is extended to any person authorised in writing by the local authority or the Local Government Board, on giving twenty-four hours' notice to the occupier and owner (Sec. 36). The Act further empowers the Local Government Board to prescribe a form of record for the results of inspections carried out by local authorities, and enables the Board to enforce by mandamus the performance of housing duties where the local authority is in default (Secs. 17 (1), 10 (6), 11 (2)).

Back to back houses are forbidden (Sec. 43); the powers of making bye-laws for houses let in lodgings are extended (Sec. 16); the procedure for clearing slum areas under Parts I. and II. of the principal Act is simplified and made more uniform (Secs. 23 to 29); building bye-laws may be revoked by the Local Government Board where they unreasonably hinder building of workmen's dwellings (Sec. 44); local authorities are required to report on housing conditions in their area if required by the Local Government Board (Sec. 37); and houses which are unfit for habitation may be closed and demolished by order of the local authority without going to the Courts of law, subject to an appeal to the Local Government Board (Secs. 17 and 18).

Money for housing purposes may be borrowed at the minimum rate of interest from the Public Works Loan Commissioners for a period up to eighty years, with the approval of the Local Government Board (Sec. 3), and may be lent to "societies of public utility" to the extent of two-thirds of the security by the Public Works Loan Commissioners direct (Sec. 4), or by County Councils (Sec. 72). The expenses of Rural District Councils under Part III. will in future be defrayed as general expenses unless the Local Government Board otherwise determine (Sec. 31).

Joint boards for housing purposes (Sec. 38) and town planning purposes (Sec. 55 (3)) may be formed by the Local Government Board.

Town Planning.—The main interest of local authorities, however, in the new Act is in Part II. of the Act which gives power to local authorities to make schemes regulating the methods and extent of development of "land likely to be used for building purposes," within, or in, the neighbourhood of their area (Sec. 54). Little, or nothing, however, can be done at any stage except with the consent of the Local Government Board, whose powers and duties are considerably increased under the Act.

In the preparation of a Town Planning scheme the local authority must first submit a *primâ facie* case before the Local Government Board (Sec. 54 (2) and Schedule 5) whose consent will probably depend very largely upon the strength of the

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representation so made. A Local Government Board inquiry will probably be held to decide whether there is need for action, and the Board may then authorise the local authority to prepare a detailed plan.

In cases where it is necessary to secure co-operation on the part of the local authority with the owners and other persons interested in land comprised in the scheme the Board has power to provide for the carrying out either singly or in combination such a scheme as it may, with or without modifications, approve (Sec. 56 (2)), and the Board may also constitute a joint body to deal with land which is in the area of more than one local authority, (Sec. 55 (3)). When the authorised plan has been prepared a local and public inquiry must be held to consider the plan (Schedule 5) which, after formal authorisation and publication, may be approved by order of the Board (Sec. 55 (4)), and if not formally objected to will then be in operation until superseded by another plan (Sec. 54 (4), (5), (6)). If objected to, the draft order must be laid before each House of Parliament for a period of not less than thirty days, and either House may, during that time, present an address to his Majesty against the order, or any part thereof, and so prevent the scheme being put into operation (Sec. 54 (4)).

The whole procedure for the preparation, adoption and approval of a town plan will have to be settled by regulations in accordance with the fifth Schedule of the Act as made by the Local Government Board, and until these are published it will be unprofitable to discuss the details.

The Act provides that the objects of the Town Plan are, "securing proper conditions, amenity and convenience in connection with the laying out and use of the land, and of any neighbouring lands" (Sec. 54 (1)). They include dealing with "any land likely to be used as or for the purpose of providing open spaces, roads, streets, parks, and pleasure or recreation grounds" (Sec. 54 (7)). The extent to which these objects may be dealt with will be defined in a set of General Provisions to be prescribed by the Local Government Board in accordance with the fourth Schedule, which mentions streets, buildings, open spaces (private and public), the preservation of objects of historical interest or natural beauty, sewerage, drainage, lighting, water supply, obstructive buildings, and any consequential works to the foregoing, as being with the scope of a Town Plan.

The most important provision in the Act is that which aims at giving power to a local authority to limit the number of buildings which may be erected on each acre, and the height and character of those buildings (Schedules 4 (2) and 5 (5)), and Sec. 59.

No compensation is to be paid to any land owner in respect of any limitation of the intensive use of land for building purposes where the Local Government Board approve of the limitation as reasonable (Sec. 59), and no compensation will be paid in respect of the alleged injurious affectation of property by a Town Planning scheme where the provisions are such as would have been enforceable if they had been contained in byelaws made by the Local Authority (Sec 59). Subject to these exceptions, compensation may be claimed by owners within three months of notice of the approval of the scheme being published and the amount shall be determined by a single arbitrator appointed by the Local Government Board (Sec. 58). Similarly the local authority may claim one-half the increase in value of any property which is increased in value by the making of a town-planning scheme. All general provisions must be laid before Parliament and any orders of the Local Government Board to make a scheme, or comply with a scheme may be enforced mandamus. (Sec. 55 (1) and 61 (3)). The expenses of a local authority must be defrayed as expenses under the Public Health Act, and the limitation on borrowing under these Acts shall not apply (Secs. 65 (3)).

Land may be purchased compulsorily as for housing purposes wherever authorized by the Local Government Board for the purpose of a town-planning scheme, either by the responsible authority or by a Local Authority within whose area such land is included (Sec. 60). Provision is made for the protection of land now forming part of commons, open spaces, allotments, and land in the neighbourhood of royal palaces or parks (Sec, 73, 74).

The Acts of 1900, 1903, and 1909 will now all apply to Scotland, England, and Wales, with appropriate modifications for Scotland, but not to Ireland, which is dealt with by the Housing of the Working Classes (Ireland) Act, 1908, and the Labourers Acts.

The full text of the Housing and Town-Planning Act is as follows :

HOUSING, TOWN PLANNING, &c., ACT, 1909.

[9 EDW. VII., CH. 44.]

ARRANGEMENT OF SECTIONS.

PART I.

HOUSING OF THE WORKING CLASSES.

FACILITIES FOR ACQUISITION OF LANDS AND OTHER PURPOSES OF THE HOUSING ACTS.

Section
1. Part III. of the principal Act to take effect without adoption.
2. Provisions as to acquisition of land under Part III. of the principal Act.
3. Loans by Public Works Loan Commissioners to local authorities.
4. Loans by Public Works Loan Commissioners to public utility societies.
5. Payment of purchase or compensation money (which would otherwise be paid into Court) on direction of Local Government Board.
6. Provision of public streets in connexion with exercise of powers under Part III. of the principal Act.
7. Expenditure of money for housing purposes in case of settled land.
8. Donations for housing purposes.
9. Provisions with respect to money applicable under trusts for housing purposes.

POWERS OF ENFORCING EXECUTION OF HOUSING ACTS.

10. Power of Local Government Board on complaint to enforce exercise of powers.
11. Power of Local Government Board to order schemes, &c., to be carried out within a limited time.
12. Powers of county council to act in default of rural district council under Part III. of the principal Act.
13. Power of county council to exercise powers of rural district council under Part III. of the principal Act.

CONTRACTS BY LANDLORD.

14. Extension of s. 75 of the principal Act.
15. Condition as to keeping houses let to persons of the working classes in repair.
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AMENDMENT OF PROCEDURE FOR CLOSING ORDERS AND DEMOLITION ORDERS.

17. Duty of local authority as to closing of dwelling-house unfit for human habitation.
18. Order for demolition.
19. Power to redeem annuities charged by charging order under s. 36 of the principal Act.
20. Provision as to priority of charges under s. 37 of the principal Act.
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22. Amendment of s. 4 of the principal Act as to official representation.
23. Amendment of the principal Act as to contents of schemes.
24. Amendment of 3 Edw. VII., c. 39, s. 5.
25. Modification of schemes.
26. Inquiries by Local Government Board inspectors as to unhealthy areas.
27. Amendment as to the vesting of water pipes, &c.
28. Amendment of s. 38 of the principal Act as to distribution of compensation money and as to betterment charges.
29. Explanation of sections 21 (2) and 41 (3) of the principal Act.

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30. Amendment as to application of money borrowed for the purpose of the Dwelling-house Improvement Fund.
31. Expenses of rural district council under Part III. of the principal Act.
32. Application of proceeds of land sold under Part III. of the principal Act.
33. Mode in which contributions by London borough councils to the county council or vice versa may be made.
34. Exemption from s. 133 of 8 and 9 Vict., c. 18.
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General Amendments.

36. Power of entry.
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38. Joint action by local authorities.
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44. Power to Local Government Board to revoke unreasonable byelaws.
45. Saving of sites of ancient monuments, &c.
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47. Provisions of this Part to be deemed to be part of the appropriate Part of the principal Act.
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50. Definition of cottage.
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52. Extension of 63 and 64 Vict., c. 59, and 3 Edw. VII., c. 39 to Scotland.
53. Application of Housing Acts to Scotland.

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54. Preparation and approval of town planning scheme.
55. Contents of town planning schemes.
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58. Compensation in respect of property injuriously affected by scheme, &c.
59. Exclusion or limitation of compensation in certain cases.
60. Acquisition by local authorities of land comprised in a scheme.
61. Powers of Local Government Board in case of default of local authority to make or execute town planning scheme.
62. Determination of matters by Local Government Board.
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64. Laying general provisions before Parliament.
65. Definition of local authority, and expenses.
66. Application to London.
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Part III.

County Medical Officers, County Public Health, and Housing Committee, &c.

68. Appointment, duties, and tenure of office of county medical officers.
69. Duty of clerk and medical officer of health of district council to furnish information to medical officer of health of county council.
70. Extent of Part III.
71. Public health and housing committee of county councils.
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73. Provisions as to commons and open spaces.
74. Provisions as to land in neighbourhood of royal palaces or parks.
75. Repeal.
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Schedules.

CHAPTER 44.

An Act to amend the Law relating to the Housing of the Working Classes, to provide for the making of Town Planning schemes, and to make further provision with

respect to the appointment and duties of County Medical Officers of Health, and to provide for the establishment of Public Health and Housing Committees of County Councils. [3rd December, 1909.]

BE it enacted by the King's most Excellent Majesty, by and with the advice and consent of the Lords Spiritual and Temporal, and Commons, in this present Parliament assembled, and by the authority of the same, as follows:—

PART I.

HOUSING OF THE WORKING CLASSES.

FACILITIES FOR ACQUISITION OF LANDS AND OTHER PURPOSES OF THE HOUSING ACTS.

Part III. of the Principal Act to Take Effect Without Adoption. 53 and 54 Vict., c. 70.

1—Part III. of the Housing of the Working Classes Act, 1890 (in this Part of this Act referred to as the principal Act), shall, after the commencement of this Act, extend to and take effect in every urban and rural district, or other place for which it has not been adopted, as if it had been so adopted.

Provisions as to Acquisition of Land under Part III. of the Principal Act.

2—(1) A local authority may be authorised to purchase land compulsorily for the purposes of Part III. of the principal Act, by means of an order submitted to the Local Government Board and confirmed by the Board in accordance with the First Schedule to this Act.

38 and 39 Vict., c. 55.

(2) The procedure under this section for the compulsory purchase of land shall be substituted for the procedure for the same purpose under section one hundred and seventy-six of the Public Health Act, 1875, as applied by subsection (1) of section fifty-seven of the principal Act.

(3) A local authority may, with the consent of and subject to any conditions imposed by the Local Government Board, acquire land by agreement for the purposes of Part III. of the principal Act, notwithstanding that the land is not immediately required for those purposes.

Loans by Public Works Loan Commissioners to Local Authorities.

3—Where a loan is made by the Public Works Loan Commissioners to a local authority for any purposes of the Housing Acts—

(*a*) The loan shall be made at the minimum rate allowed for the time being for loans out of the Local Loans Fund; and

(*b*) If the Local Government Board make a recommendation to that effect, the period for which the loan is made by the Public Works Loan Commissioners may exceed the period allowed under the principal Act or under any other Act limiting the period for which the loan may be made, but the period shall not exceed the period recommended by the Local Government Board, nor in any case eighty years; and

(*c*) As between loans for different periods, the longer duration of the loan shall not be taken as a reason for fixing a higher rate of interest.

Loans by Public Works Loan Commissioners to Public Utility Societies.

4—(1) Where a loan is made by the Public Works Loan Commissioners under section sixty-seven, subsection (two) (*d*), of the principal Act, to a public utility society, the words "two thirds" shall be substituted for the words "one moiety."

56 and 57 Vict., c. 39.

(2) For the purposes of this section a public utility society means a society registered under the Industrial and Provident Societies Act, 1893, or any amendment thereof, the rules whereof prohibit the payment of any interest or dividend at a rate exceeding five pounds per centum per annum.

Payment of Purchase or Compensation Money (which would otherwise be paid into Court) on Direction of Local Government Board.

5—(1) Any purchase money or compensation payable in pursuance of the Housing Acts by a local authority in respect of any lands, estate, or interest of another local authority which would, but for this section, be paid into court in manner provided by the Lands Clauses Acts or by paragraph (20) of the Second Schedule to the principal Act may, if the Local Government Board consent, instead of being paid into Court, be paid and applied as the Board determine.

(2) Any such decision of the Board as to the payment and application of any such purchase money or compensation shall be final and conclusive.

Provision of Public Streets in Connexion With Exercise of Powers Under Part III. of the Principal Act.

6—Any local authority in connexion with the exercise by them of their powers under Part III. of the principal Act may lay out and construct public streets or roads on any land acquired or appropriated by them for the purpose of that Part of that Act or contribute towards the cost of the laying out and construction of any streets or roads on any such land by other persons on the condition that those streets or roads are to be dedicated to the public.

Expenditure of Money for Housing Purposes in Case of Settled Land. 45 & 46 *Vict., c.* 38.

7—(1) The following paragraph shall be substituted for paragraph (*b*) of subsection (1) of section seventy-four of the principal Act:—

(*b*) The improvements on which capital money arising under the Settled Land Act, 1882, may be expended, enumerated in section twenty-five of the said Act and referred to in section thirty of the said Act, shall, in addition to cottages for labourers, farm servants, and artisans, whether employed on the settled land or not, include the provision of dwellings available for the working classes, either by means of building new buildings, or by means of the reconstruction, enlargement, or improvement of existing buildings, so as to make them available for the purpose, if that provision of dwellings is, in the opinion of the court, not injurious to the estate or is agreed to by the tenant for life and the trustees of the settlement.

(2) The provision by a tenant for life, at his own expense, of dwellings available for the working classes on any settled land, shall not be deemed to be an injury to any interest in reversion or remainder in that land, provided that the powers conferred upon a tenant for life by this sub-section shall not be exercised by him without the previous approval in writing of the trustees of the settlement.

Donations for Housing Purposes. 51 & 52 *Vict., c.* 42.

8—A local authority may accept a donation of land or money or other property for any of the purposes of the Housing Acts, and it shall not be necessary to enrol any assurance with respect to any such property under the Mortmain and Charitable Users Act, 1888.

Provisions With Respect to Money Applicable Under Trusts for Housing Purposes.

9—(1) If in any case it appears to the Local Government Board that the institution of legal proceedings is requisite or desirable with respect to any property required to be applied under any trusts for the provision of dwellings available for the working classes, or that the expediting of any such legal proceedings is requisite or desirable, the Board may certify the case to the Attorney-General, and the Attorney-General, if he thinks fit, shall institute any legal proceedings or intervene in any legal proceedings already instituted in such manner as he thinks proper under the circumstances.

(2) Before preparing any scheme with reference to property required to be applied under any trusts for the provision of dwellings available for the working classes the Court or body who are responsible for making the scheme shall communicate with the Local Government Board and receive and consider any recommendations made by the Board with reference to the proposed scheme.

POWERS OF ENFORCING EXECUTION OF HOUSING ACTS.

Power of Local Government Board on Complaint to Enforce Exercise of Powers.

10—(1) Where a complaint is made to the Local Government Board—

(*a*) as respects any rural district by the council of the county in which the district is situate, or by the parish council or parish meeting of any parish comprised in the district, or by any four inhabitant householders of the district; or

(*b*) as respects any county district not being a rural district by the council of the county in which the district is situated, or by four inhabitant householders of the district; or

(*c*) as respects the area of any other local authority by four inhabitant householders of the area;

that the local authority have failed to exercise their powers under Part II. or Part III. of the principal Act in cases where those powers ought to have been exercised, the Board may cause a public local inquiry to be held, and if after holding such an inquiry, the Board are satisfied that there has been such a failure on the part of the local authority, the Board may declare the authority to be in default, and may make an order directing that authority, within a time limited by the order, to carry out such works and do such other things as may be mentioned in the order for the purpose of remedying the default.

(2) Before deciding that a local authority have failed to exercise their powers under Part III. of the principal Act, the Board shall take into consideration the necessity for further accommodation for the housing of the working classes in such district, the probability that the required accommodation will not be otherwise provided, and the other circumstances of the case, and whether having regard to the liability which will be incurred by the rates, it is prudent for the local authority to undertake the provision of such accommodation.

(3) Where an order originally made under this section on the council of a county district is not complied with by that council, the Local Government Board may, if they think fit, with the consent of the county council, instead of enforcing that order against the council of the county district, make an order directing the county council to carry out any works or do any other things which are mentioned in the original order for the purpose of remedying the default of the district council.

(4) Where the Board make an order under this section directing a county council to carry out any works or do any other thing, the order may, for the purpose of enabling the county council to give effect to the order, apply any of the provisions of the Housing Acts or of section sixty-three of the Local Government Act, 1894, with such modifications or adaptations (if any) as appear necessary or expedient.

(5) An order made by the Local Government Board under this section shall be laid before both Houses of Parliament as soon as may be after it is made.

(6) Any order made by the Local Government Board under this section may be enforced by mandamus.

Power of Local Government Board to Order Schemes, &c., to be Carried Out Within a Limited Time.

11—(1) Where it appears to the Local Government Board that a local authority have failed to perform their duty under the Housing Acts of carrying out an improvement scheme under Part I. of the principal Act, or have failed to give effect to any order as respects an obstructive building, or to a reconstruction scheme, under Part II. of that Act, or have failed to cause to be made the inspection of their district required by this Act, the Board may make an order requiring the local authority to remedy the default and to carry out any works or do any other things which are necessary for the purpose under the Housing Acts within a time fixed by the order.

(2) Any order made by the Local Government Board under this section may be enforced by mandamus.

Powers of County Council to Act in Default of Rural District Council Under Part III. of the Principal Act.

12—Where a complaint is made to the council of a county by the parish council or parish meeting of any parish comprised in any rural district in the county, or by any four inhabitant householders of that district, the county council may cause a public local inquiry to be held, and if, after holding such an inquiry, the county council are satisfied that the rural district council have failed to exercise their powers under Part III. of the principal Act in cases where those powers ought to have been exercised, the county council may resolve that the powers of the district council for the purposes of that Part be transferred to the county council with respect either to the whole district or to any parish in the district, and those powers shall be transferred accordingly, and, subject to the provisions of this Act, section sixty-three of the Local Government Act, 1894, shall apply as if the powers had been transferred under that Act.

Power of County Council to Exercise Powers of Rural District Council Under Part III. of the Principal Act.

13—(1) Where the council of a county are of opinion that for any reason it is expedient that the council should exercise, as respects any rural district in the county, any of the powers of a local authority under Part III. of the principal Act, the

council, after giving notice to the council of the district of their intention to do so, may apply to the Local Government Board for an order conferring such powers on them.

(2) Upon such an application being made, the Board may make an order conferring on the county council as respects the rural district all or any of the powers of a local authority under Part III. of the principal Act, and thereupon the provisions of the Housing Acts relating to those powers (including those enabling the Public Works Loans Commissioners to lend, and fixing the terms for which money may be lent and borrowed) shall apply as if the council were a local authority under Part III. of the principal Act: Provided that the expenses incurred by the county council under any such order shall be defrayed as expenses for general county purposes.

(3) Where, under any such order, the county council have executed any works in a rural district they may transfer the works to the council of that district on such terms and subject to such conditions as may be agreed between them.

Contracts by Landlord.

Extension of s. 75 of the Principal Act.

14—In any contract made after the passing of this Act for letting for habitation a house or part of a house at a rent not exceeding:—

(*a*) in the case of a house situate in the administrative county of London, forty pounds:

(*b*) in the case of a house situate in a borough or urban district with a population according to the last census for the time being of fifty thousand or upwards, twenty-six pounds;

(*c*) in the case of a house situate elsewhere, sixteen pounds;

there shall be implied a condition that the house is at the commencement of the holding in all respects reasonably fit for human habitation, but the condition aforesaid shall not be implied when a house or part of a house is let for a term of not less than three years upon the terms that it be put by the lessee into a condition reasonably fit for occupation, and the lease is not determinable at the option of either party before the expiration of that term.

Condition as to Keeping Houses Let to Persons of the Working Classes in Repair.

15—(1) The last foregoing section shall as respects contracts to which that section applies take effect as if the condition implied by that section included an undertaking that the house shall, during the holding, be kept by the landlord in all respects reasonably fit for human habitation.

(2) The landlord or the local authority, or any person authorised by him or them in writing, may at reasonable times of the day, on giving twenty-four hours' notice in writing to the tenant or occupier, enter any house, premises, or building to which this section applies for the purpose of viewing the state and condition therof.

(3) If it appears to the local authority within the meaning of Part II. of the principal Act that the undertaking implied by virtue of this section is not complied with in the case of any house to which it applies, the authority shall, if a closing order is not made with respect to the house, by written notice require the landlord, within a reasonable time, not being less than twenty-one days, specified in the notice, to execute such works as the authority shall specify in the notice as being necessary to make the house in all respects reasonably fit for human habitation.

(4) Within twenty-one days after the receipt of such notice the landlord may by written notice to the local authority declare his intention of closing the house for human habitation, and thereupon a closing order shall be deemed to have become operative in respect of such house.

(5) If the notice given by the local authority is not complied with, and if the landlord has not given the notice mentioned in the immediately preceding subsection, the authority may, at the expiration of the time specified in the notice given by them to the landlord, do the work required to be done and recover the expenses incurred by them in so doing from the landlord as a civil debt in manner provided by the Summary Jurisdiction Acts, or, if they think fit, the authority may by order declare any such expenses to be payable by annual instalments within a period not exceeding that of the interest of the landlord in the house nor in any case five years, with interest at a rate not exceeding five pounds per cent. per annum until the whole amount is paid, and any such instalments or interest or any part thereof may be recovered from the landlord as a civil debt in manner provided by the Summary Jurisdiction Acts.

(6) A landlord may appeal to the Local Government Board against any notice requiring him to execute works under this section, and against any demand for the recovery of expenses from him under this section or order made with respect to those expenses under this section by the authority, by giving notice of appeal to the Board within twenty-one days after the notice is received, or the demand or order is made, as the case may be, and no proceedings shall be taken in respect of such notice requiring works, order or demand, whilst the appeal is pending.

(7) In this section, the expression "landlord" means any person who lets to a tenant for habitation the house under any contract referred to in this section, and includes his successors in title, and the expression "house" includes part of a house.

3 Edw. VII., c. 39.

(8) Sections forty-nine and fifty of the principal Act, as amended by section thirteen of the Housing of the Working Classes Act, 1903 (which relate to the service of notices and the description of owner in proceedings), shall apply for the purposes of this section, with the substitution, where required, of the landlord for the owner of a dwelling-house.

(9) Any remedy given by this section for non-compliance with the undertaking implied by virtue of this section, shall be in addition to and not in derogation of any other remedy available to the tenant against the landlord, either at common law or otherwise.

Extension of Power of Making Byelaws with Respect to Lodging Houses for the Working Classes, 54 and 55 Vict., c. 76.

16—(1) The power of making and enforcing byelaws under section ninety of the Public Health Act, 1875, and section ninety-four of the Public Health (London) Act, 1891, with respect to houses or parts of houses which are let in lodgings or occupied by members of more than one family, shall, in the case of houses intended for the working classes, extend to the making and enforcing of byelaws imposing any duty (being a duty which may be imposed by the byelaws and which involves the execution of work) upon the owner within the meaning of the said Acts, in addition to or in substitution for any other person having an interest in the premises, and prescribing the circumstances and conditions in and subject to which any such duty is to be discharged.

(2) For the purpose of discharging any duty so imposed the owner or other person may at all reasonable times enter upon any part of the premises, and section fifty-one of the principal Act shall apply as if for the reference to the provisions of Part II. of that Act there were substituted a reference to the provisions of such byelaws, and as if the person on whom such duty is imposed were the owner and any inmate of the premises were the occupier of a dwelling house.

(3) Where an owner or other person has failed to execute any work which he has been required to execute under the byelaws, the local authority or sanitary authority, as the case may be, may, after giving to him not less than twenty-one days' notice in writing, themselves execute the works and recover the costs and expenses, and for that purpose the provisions of subsection (5) of the last foregoing section, with respect to the execution of works and the recovery of expenses by local authorities, shall apply as if the owner or other person were the landlord and with such other adaptions as may be necessary.

AMENDMENT OF PROCEDURE FOR CLOSING ORDERS AND DEMOLITION ORDERS.

Duty of Local Authority as to Closing of Dwelling-house Unfit for Human Habitation.

17—(1) It shall be the duty of every local authority within the meaning of Part II. of the principal Act to cause to be made from time to time inspection of their district, with a view to ascertain whether any dwelling-house therein is in a state so dangerous or injurious to health as to be unfit for human habitation, and for that purpose it shall be the duty of the local authority and of every officer of the local authority to comply with such regulations and to keep such records as may be prescribed by the Board.

(2) If on the representation of the medical officer of health, or of any other officer of the authority, or other information given, any dwelling-house appears to them to be in such a state, it shall be their duty to make an order prohibiting the use of the dwelling-house for human habitation (in this Act referred to as a closing order) until in the judgment of the local authority the dwelling-house is rendered fit for that purpose.

(3) Notice of a closing order shall be forthwith served on every owner of the dwelling-house in respect of which it is made, and any owner aggrieved by the order may appeal to the Local Government Board by giving notice of appeal to the Board within fourteen days after the order is served upon him.

(4) Where a closing order has become operative, the local authority shall serve notice of the order on every occupying tenant of the dwelling-house in respect of which the order is made, and within such period as is specified in the notice, not being less than fourteen days after the service of the notice, the order shall be obeyed by him, and he and his family shall cease to inhabit the dwelling-house, and in default he shall be liable on summary conviction to be ordered to quit the dwelling-house within such time as may be specified in the order.

(5) Unless the dwelling-house has been made unfit for habitation by the wilful act or default of the tenant or of any person for whom as between himself and the owner or landlord he is responsible, the local authority may make to every such tenant such reasonable allowance on account of his expense in removing as may be determined by the local authority with the consent of the owner of the dwelling-house, or if the owner of the dwelling-house fails to consent to the sum determined by the local authority, as may be fixed by a court of summary jurisdiction, and the amount of the said allowance shall be recoverable by the local authority from the owner of the dwelling-house as a civil debt in manner provided by the Summary Jurisdiction Acts.

(6) The local authority shall determine any closing order made by them if they are satisfied that the dwelling-house in respect of which the order has been made has been rendered fit for human habitation.

If on the application of any owner of a dwelling-house, the local authority refuse to determine a closing order, the owner may appeal to the Local Government Board by giving notice of appeal to the Board within fourteen days after the application is refused.

(7) A room habitually used as a sleeping place, the surface of the floor of which is more than three feet below the surface of the part of the street adjoining or nearest to the room, shall for the purposes of this section be deemed to be a dwelling-house so dangerous or injurious to health as to be unfit for human habitation, if the room either—

(*a*) is not on an average at least seven feet in height from floor to ceiling; or

(*b*) does not comply with such regulations as the local authority with the consent of the Local Government Board may prescribe for securing the proper ventilation and lighting of such rooms, and the protection thereof against dampness, effluvia, or exhalation: Provided that if the local authority, after being required to do so by the Local Government Board, fail to make such regulations, or such regulations as the Board approve, the Board may themselves make them, and the regulations so made shall have effect as if they had been made by the local authority with the consent of the Board.

Provided that a closing order made in respect of a room to which this subsection applies shall not prevent the room being used for purposes other than those of a sleeping place, and that if the occupier of the room, after notice of an order has been served upon him, fails to comply with the order, an order to comply therewith may, on summary conviction, be made against him.

This subsection shall not come into operation until the first day of July nineteen hundred and ten, and a closing order made in respect of any room to which this subsection applies shall not be treated as a closing order in respect of a dwelling-house for the purposes of the next succeeding section.

Order for Demolition.

18—(1) Where a closing order in respect of any dwelling-house has remained operative for a period of three months, the local authority shall take into consideration the question of the demolition of the dwelling-house, and shall give every owner of the dwelling-house notice of the time (being some time not less than one month after the service of the notice) and place at which the question will be considered, and any owner of the dwelling-house shall be entitled to be heard when the question is so taken into consideration.

(2) If upon any such consideration the local authority are of opinion that the dwelling-house has not been rendered fit for human habitation, and that the necessary steps are not being taken with all due diligence to render it so fit, or that the continuance of any building being or being part of the dwelling-house is a nuisance or dangerous or injurious to the health of the public or of the inhabitants of the neighbouring dwelling-houses, they shall order the demolition of the building.

(3) If any owner undertakes to execute forthwith the works necessary to render the dwelling-house fit for human habitation, and the local authority consider that it can be so rendered fit for human habitation, the local authority may, if they think fit, postpone

the operation of the order for such time not exceeding six months as they think sufficient for the purpose of giving the owner an opportunity of executing the necessary works.

(4) Notice of an order for the demolition of a building shall be forthwith served on every owner of the building in respect of which it is made, and any owner aggrieved by the order may appeal to the Local Government Board by giving notice of appeal to the Board within twenty-one days after the order is served upon him.

Power to Redeem Annuities Charged by Charging Order Under s. 36 of the Principal Act.

19—Any owner of or other person interested in a dwelling-house on which an annuity has been charged by a charging order made under section thirty-six of the principal Act (which relates to the grant of charges) shall at any time be at liberty to redeem the annuity on payment to the person entitled to the annuity of such sum as may be agreed upon, or in default of agreement determined by the Local Government Board.

Provision as to Priority of Charges Under s. 37 of the Principal Act.

20—The charges excepted in subsection (1) of section thirty-seven of the principal Act (which relates to the incidence of charges) shall include charges on the dwelling-house created or arising under any provision of the Public Health Acts, or under any provision in any local Act authorising a charge for recovery of expenses incurred by a local authority.

Restriction on Power of Court of Summary Jurisdiction to Extend Time.

21—Subsection (3) of section forty-seven of the principal Act (which gives power to a court of summary jurisdiction to enlarge the time for certain matters) shall cease to have effect as respects the time allowed for the execution of any works or the demolition of a building under a closing order or under an order for the demolition of a building.

AMENDMENTS WITH RESPECT TO IMPROVEMENT AND RECONSTRUCTION SCHEMES.

Amendment of s. 4 of the Principal Act as to Official Representation.

22—In section four of the principal Act (which relates to an official representation), the words "that the most satisfactory method of dealing with the evils connected with such houses, courts, or alleys, and the sanitary defects in such area is an improvement scheme" shall be substituted for the words "that the evils connected with such houses, courts, or alleys, and the sanitary defects in such area cannot be effectually remedied otherwise than by means of an improvement scheme."

Amendment of the Principal Act as to Contents of Schemes.

23—(1) Section six of the principal Act (which relates to the contents of an improvement scheme) shall be read as if in subsection (1) the words "for sanitary purposes" were omitted in paragraph (*a*); and as if the following paragraph was inserted at the end of that subsection:—

and

(*e*) may provide for any other matter (including the closing and diversion of highways) for which it seems expedient to make provision with a view to the improvement of the area or the general efficiency of the scheme.

(2) Provision may be made in a reconstruction scheme under Part II. of the principal Act for any matters for which provision may be made in an improvement scheme made under Part I. of that Act.

Amendment of 3 Edw. VII., c. 39, s. 5.

24—(1) Paragraphs (*a*) and (*b*) of sub-section (2) of section five of the Housing of the Working Classes Act, 1903 (which limit the cases under which an order confirming an improvement scheme takes effect without confirmation by Parliament) shall cease to have effect.

(2) An order of the Local Government Board sanctioning a reconstruction scheme, and authorising the compulsory purchase of land for the purpose, shall, notwithstanding anything in section thirty-nine of the principal Act, take effect without confirmation.

Modification of Schemes.

25—The Local Government Board may, in the exercise of their power under section fifteen or sub-section (9) of section thirty-nine of the principal Act, permit the local

authority to modify their scheme, not only by the abandonment of any part of the scheme which it may appear inexpedient to carry into execution, but also by amending or adding to the scheme in matters of detail in such manner as appears expedient to the Board.

Inquiries by Local Government Board Inspectors as to Unhealthy Areas.

26—Any inspector or officer of the Local Government Board, or any person employed by the Board, may be directed to make any inspection or inquiry which is required for the purposes of section sixteen of the principal Act (which relates to inquiries made on the default of a medical officer), and section eighty-five of that Act (which relates to inquiries by the Local Government Board), as amended by this Act, shall apply as respects any inspection or inquiry so held as it applies to local inquiries held under that section.

Amendment as to the Vesting of Water Pipes, &c.

27—An improvement scheme under Part I. of the principal Act may, with the consent of the person or body of persons entitled to any right or easement which would be extinguished by virtue of section twenty-two of the principal Act, provide for any exceptions, restrictions, or modifications in the application to that right or easement of that section, and that section shall take effect subject to any such exceptions, restrictions, or modifications.

Amendment of s. 38 of the Principal Act as to Distribution of Compensation Money and as to Betterment Charges.

28—(1) The amount of any compensation payable under section thirty-eight of the principal Act (which relates to obstructive buildings) shall, when settled by arbitration in manner provided by that section, be apportioned by the arbitrator between any persons having an interest in the compensation in such manner as the arbitrator determines.

(2) The power of the arbitrator to apportion compensation under the foregoing provision and to apportion any part of the compensation to be paid for the demolition of an obstructive building amongst other buildings under sub-section (8) of the said section thirty-eight may be exercised in cases where the amount to be paid for compensation has been settled otherwise than by arbitration under the principal Act by an arbitrator appointed for the special purpose, on the application of the local authority, by the Local Government Board, and the provisions of that Act shall apply as if the arbitrator so appointed had been appointed as arbitrator to settle the amount to be paid for compensation.

Explanation of Sections 21 (2) and 41 (3) of the Principal Act.

29—For removing doubts it is hereby declared that a local authority may tender evidence before an arbitrator to prove the facts under the headings (first) (secondly) (thirdly) mentioned in sub-section (2) of section twenty-one and sub-section (3) of section forty-one of the principal Act, notwithstanding that the local authority have not taken any steps with a view to remedying the defects or evils disclosed by the evidence.

AMENDMENTS WITH RESPECT TO FINANCIAL MATTERS.

Amendment as to Application of Money Borrowed for the Purpose of the Dwelling-house Improvement Fund.

30—No deficiency in the Dwelling-house Improvement Fund shall be supplied under sub-section (2) of section twenty-four of the principal Act out of borrowed money unless the deficiency arises in respect of money required for purposes to which borrowed money is, in the opinion of the Local Government Board, properly applicable.

Expenses of Rural District Council Under Part III. of the Principal Act.

31—(1) The expenses incurred by a rural district council after the passing of this Act in the execution of Part III. of the principal Act shall be defrayed as general expenses of the council in the execution of the Public Health Acts, except so far as the Local Government Board on the application of the council declare that any such expenses are to be levied as special expenses charged on specified contributory places or as general expenses charged on specified contributory places in the district in such proportions as the district council may determine, to the

exclusion of other parts of the district, and a rural district council may borrow for the purposes of Part III. of the principal Act in like manner and subject to the like conditions as for the purpose of defraying the above-mentioned general or special expenses.

(2) The district council shall give notice to the overseers of any contributory place proposed to be charged of any apportionment made by them under this section, and the overseers if aggrieved by the apportionment may appeal to the Local Government Board by giving notice of appeal to the Board within twenty-one days after notice has been so given of the apportionment.

Application of Proceeds of Land Sold Under Part III. of the Principal Act.

32—Where any land vested in a local authority for the purposes of Part III. of the principal Act is sold under section sixty of that Act (which relates to the sale and exchange of lands), the proceeds may be applied not only as provided by that section, but also for any purpose, including repayment of borrowed money, for which capital money may be applied, and which is approved by the Local Government Board.

Mode in which Contributions by London Borough Councils to the County Council or vice versa May be Made.

33—Any payment or contribution agreed or ordered to be made under sub-section (6) or (7) of section forty-six of the principal Act, as amended by section fourteen of the Housing of the Working Classes Act, 1903 (which relate to payments or contributions by borough councils towards the expenses of the county council, or by the county council towards the expenses of borough councils in London), may be made either by means of the payment of a lump sum or by means of an annual payment of such amount and for such number of years as may be agreed upon or ordered.

Exemption from s. 133 of 8 and 9 Vict., c. 18.

34—Section one hundred and thirty-three of the Lands Clauses Consolidation Act, 1845 (relating to Land Tax and Poor Rate), shall not apply in the case of any lands of which a local authority becomes possessed by virtue of the Housing Acts.

Exemption of Lodging Houses for the Working Classes from Inhabited House Duty.

35—(1) The assessment to Inhabited House Duty of any house occupied for the sole purpose of letting lodgings to persons of the working classes, at a charge of not exceeding sixpence a night for each person, shall be discharged by the Commissioners acting in the execution of the Acts relating to the Inhabited House Duties, upon the production of a certificate to the effect that the house is solely constructed and used to afford suitable accommodation for the lodgers, and that due provision is made for their sanitary requirements.

53 and 54 Vict., c. 8.

(2) The provisions of sub-section two of section twenty-six of the Customs and Inland Revenue Act, 1890, in relation to the certificate mentioned therein, shall, so far as applicable, apply to the certificate to be produced under this section.

GENERAL AMENDMENTS.

Power of Entry.

36—Any person authorised in writing stating the particular purpose or purposes for which the entry is authorised, by the local authority or the Local Government Board, may at all reasonable times, on giving twenty-four hours' notice to the occupier and to the owner, if the owner is known, of his intention, enter any house, premises, or buildings—

(*a*) for the purpose of survey or valuation, in the case of houses, premises, or buildings which the local authority are authorised to purchase compulsorily under the Housing Acts; and

(*b*) for the purpose of survey and examination, in the case of any dwelling-house in respect of which a closing order or an order for demolition has been made; or

(*c*) for the purpose of survey and examination, where it appears to the authority or Board that survey or examination is necessary in order to determine whether any powers under the Housing Acts should be exercised in respect of any house, premises, or building.

Notice may be given to the occupier for the purposes of this section by leaving a notice addressed to the occupier, without name or further description, at the house, buildings, or premises.

Power of Local Government Board to Obtain a Report on any Crowded Area.

37—If it appears to the Local Government Board that owing to density of population, or any other reason, it is expedient to inquire into the circumstances of any area with a view to determining whether any powers under the Housing Acts should be put into force in that area or not, the Local Government Board may require the local authority to make a report to them containing such particulars as to the population of the district and other matters as they direct, and the local authority shall comply with the requirement of the Local Government Board, and any expenses incurred by them in so doing shall be paid as expenses incurred in the execution of such Part of the principal Act as the Local Government Board determine.

Joint Action by Local Authorities.

38—Where upon an application made by one of the local authorities concerned, the Local Government Board are satisfied that it is expedient that any local authorities should act jointly for any purposes of the Housing Acts, either generally or in any special case, the Board may by order make provision for the purpose, and any provisions so made shall have the same effect as if they were contained in a provisional order made under section two hundred and seventy-nine of the Public Health Act, 1875, for the formation of a united district.

Appeals to Local Government Board.

39—(1) The procedure on any appeal under this Part of this Act including costs to the Local Government Board shall be such as the Board may by rules determine, and on any such appeal the Board may make such order in the matter as they think equitable, and any order so made shall be binding and conclusive on all parties, and where the appeal is against any notice, order, or apportionment given or made by the local authority, the notice, order, or apportionment may be confirmed, varied, or quashed as the Board think just.

Provided that—

(*a*) the Local Government Board may at any stage of the proceedings on appeal, and shall, if so directed by the High Court, state in the form of a special case for the opinion of the Court any question of law arising in the course of the appeal, and

(*b*) the rules shall provide that the Local Government Board shall not dismiss any appeal without having first held a public local inquiry.

(2) Any notice, order, or apportionment as respects which an appeal to the Local Government Board is given under this Part of this Act shall not become operative until either the time within which an appeal can be made under this Part of this Act has elapsed without an appeal being made, or in case an appeal is made, the appeal is determined or abandoned, and no work shall be done or proceedings taken under any such notice, order, or apportionment, until it becomes operative.

(3) The Local Government Board may before considering any appeal which may be made to them under this Part of this Act require the appellant to deposit such sum to cover the costs of the appeal as may be fixed by the rules made by them with reference to appeals.

Sale and Disposal of Dwellings.

40—Notwithstanding anything contained in the principal Act it shall not be obligatory upon a local authority to sell and dispose of any lands or dwellings acquired or constructed by them for any of the purposes of the Housing Acts.

Power to Prescribe Forms and to Dispense with Advertisements and Notices.

41—(1) The Local Government Board may by order prescribe the form of any notice advertisement, or other document, to be used in connection with the powers and duties of a local authority or of the Board under the Housing Acts, and the forms so prescribed, or forms as near thereto as circumstances admit, shall be used in all cases to which those forms are applicable.

(2) The Local Government Board may dispense with the publication of advertisements or the service of notices required to be published or served by a local authority under the Housing Acts, if they are satisfied that there is reasonable cause for dispensing with the publication or service.

(3) Any such dispensation may be given by the Local Government Board either before or after the time at which the advertisement is required to be published or the notice is required to be served, and either unconditionally or upon such conditions as to

the publication of other advertisements or the service of other notices or otherwise as the Board think fit, due care being taken by the Board to prevent the interests of any person being prejudiced by the dispensation.

Provision as to Publication in "London Gazette."

42—Where under the Housing Acts, any scheme or order or any draft scheme or order is to be published in the London Gazette, or notice of any such scheme or order or draft scheme or order is to be given in the London Gazette, it shall be sufficient in lieu of such publication or notice to insert a notice giving short particulars of the scheme, order, or draft, and stating where copies thereof can be inspected or obtained in two local newspapers circulating in the area affected by the scheme, order, or draft, or to give notice thereof in such other manner as the Local Government Board determine.

Prohibition of Back-to-back Houses.

43—Notwithstanding anything in any local Act or byelaw in force in any borough or district, it shall not be lawful to erect any back-to-back houses intended to be used as dwellings for the working classes, and any such house commenced to be erected after the passing of this Act shall be deemed to be unfit for human habitation for the purposes of the provisions of the Housing Acts.

Provided that nothing in this section—

(*a*) shall prevent the erection or use of a house containing several tenements in which the tenements are placed back to back, if the medical officer of health for the district certifies that the several tenements are so constructed and arranged as to secure effective ventilation of all habitable rooms in every tenement; or

(*b*) shall apply to houses abutting on any streets the plans whereof have been approved by the local authority before the first day of May, nineteen hundred and nine, in any borough or district in which, at the passing of this Act, any local Act or byelaws are in force permitting the erection of back-to-back houses,

Power to Local Government Board to Revoke Unreasonable Byelaws.

44—If the Local Government Board are satisfied, by local inquiry or otherwise, that the erection of dwellings for the working classes within any borough, or urban or rural district, is unreasonably impeded in consequence of any byelaws with respect to new streets or buildings in force therein, the Board may require the local authority to revoke such byelaws, or to make such new byelaws as the Board may consider necessary for the removal of the impediment, If the local authority do not within three months after such requisition comply therewith, the Board may themselves revoke such byelaws, and make such new byelaws as they may consider necessary for the removal of the impediment, and such new byelaws shall have effect as if they had been duly made by the local authority and confirmed by the Board.

Saving of Sites of Ancient Monuments, &c., 53 and 54 Vict., c. 70.

45—Nothing in the Housing Acts shall authorise the acquisition for the purposes of those Acts of any land which is the site of an ancient monument or other object of archæological interest, or the compulsory acquisition for the purposes of Part III. of the Housing of the Working Classes Act, 1890, of any land which is the property of any local authority or has been acquired by any corporation or company for the purposes of a railway, dock, canal, water, or other public undertaking, or which at the date of the order forms part of any park, garden, or pleasure ground, or is otherwise required for the amenity or convenience of any dwelling-house.

Minor Amendments of Housing Acts.

46—The amendments specified in the second column of the Second Schedule to this Act, which relate to minor details, shall be made in the provisions of the Housing Acts specified in the first column of that Schedule, and section sixty-three of the principal Act (which relates to the disqualification of tenants of lodging-houses on receiving poor relief) shall be repealed.

DEFINITIONS.

Provisions of this Part to be Deemed to be Part of the Appropriate Part of the Principal Act.

47—(1) Any provisions of this Act which supersede or amend any provisions of the principal Act shall be deemed to be part of that Part of the principal Act in which the provisions superseded or amended are contained.

(2) Any reference in the Housing Acts to a closing order or to an order for the demolition of a building shall be construed as a reference to a closing order or an order of demolition under this Act.

Amendment of Definitions in Part I. of the Principal Act.

48—The expression "street" shall, unless the context otherwise requires, have the same meaning in Part I. of the principal Act as it has in Part II. of that Act, and shall include any court, alley, street, square, or row of houses.

Amendment of Definitions for Purpose of Part II. of the Principal Act.

49—(1) The words "means any inhabited building and" shall be omitted from the definition of "dwelling house" in section twenty-nine of the principal Act.

(2) For the definition of owner in the same section the following definition shall be substituted:—

"The expression 'owner,' in addition to the definition given by the Lands Clauses Acts, includes all lessees or mortgagees of any premises required to be dealt with under this Part of this Act, except persons holding or entitled to the rents and profits of such premises under a lease the original term whereof is less than twenty-one years."

Definition of Cottage.

50—For the definition of cottage in section fifty-three of the principal Act the following definition shall be substituted:—

The expression "cottage," in this Part of this Act may include a garden of not more than one acre.

Definition of Housing Acts.

51—In this Part of this Act the expression "Housing Acts" means the principal Act, and any Act amending that Act, including this Act.

APPLICATION OF PART I. TO SCOTLAND.

Extension of 63 and 64 Vict., c. 59, and 3 Edw. VII., c. 39 to Scotland.

52—Subject as hereinafter provided, the Housing of the Working Classes Act, 1900, and the Housing of the Working Classes Act, 1903, shall as amended by this Act apply to Scotland.

Application of Housing Acts to Scotland.

53—In addition to the provisions of the principal Act respecting the application of that Act to Scotland, the following provisions shall have effect in the application of the Housing Acts to Scotland:—

(1) The Local Government Board for Scotland (hereinafter in this section referred to as the Board) shall, except as otherwise provided, be substituted for the Local Government Board, and shall also in Part III. of the principal Act as amended and in section five of the Housing of the Working Classes Act, 1900, be substituted for the county council:

(2) The Lord Advocate shall be substituted for the Attorney-General:

60 and 61 Vict., c. 38.

(3) The expression "Public Health Acts" means the Public Health (Scotland) Act 1897, and any Act amending the same. References to the Public Health Act, 1875, shall, unless the context otherwise requires, be construed as references to the Public Health (Scotland) Act, 1897, a reference to an order under section eighty-three of the Public Health (Scotland) Act, 1897, shall be substituted for a reference to a provisional order under section two hundred and seventy-nine of the Public Health Act, 1875, and a reference to section seventy-two of the Public Health (Scotland) Act, 1897, shall be substituted for a reference to section ninety of the Public Health Act, 1875:

(4) The reference in section fifty-seven of the principal Act to sections of the Public Health Act, 1875, relating to the purchase of lands, shall be construed as a reference to the corresponding sections of the Public Health (Scotland) Act, 1897: Provided that for the purposes of Part III. of the principal Act the procedure under section two of this Act for the compulsory purchase of land shall be substituted for the procedure for the compulsory purchase of land under section one hundred and forty-five of the Public Health (Scotland) Act, 1897:

(5) The district and the local authority for the purposes of the Public Health (Scotland) Act, 1897, shall respectively be the district and the local authority, and the public health general assessment shall be the local rate, for the purposes of the Housing Acts; provided that such local rate shall not be reckoned in any calculation as to the statutory limit of the public health general assessment; and provided further that a local authority not being a town council may, where so authorised by the Board in terms of the Housing Acts, assess and levy such local rate upon all lands and heritages within one or more of the parishes or special districts comprised in their district, to the exclusion of other parishes or special districts within the district:

(6) A local authority may, with the consent of the Board, borrow money for the purposes authorised in the Housing Acts on the security of the local rate in the same manner and subject to the same conditions as nearly as may be as they may borrow for the provision of permanent hospitals under the Public Health (Scotland) Act, 1897; provided that all money so borrowed shall, notwithstanding the terms of section one hundred and forty-one of the said Act, be wholly repaid together with the accruing interest within such period not exceeding eighty years from the date of the loan as the Board may determine in each case:

(7) The expressions "urban sanitary authority" and "rural sanitary authority" or "rural district council" mean respectively the local authority (for the purposes of the Public Health (Scotland) Act, 1897) of a burgh and of a district not being a burgh, and the expressions "urban district" and "rural district," shall be construed accordingly:

60 and 61 Vict., c. 38; 52 and 53 Vict., c. 50.

(8) The Acts relating to nuisances mean as respects any place the Public Health (Scotland) Act, 1897, and the Local Government (Scotland) Act, 1889, and any Act amending the same or either of, them, and any local Act which contains any provisions with respect to nuisances in that place:

(9) Except so far as inconsistent with the provisions of subsection (1) of section eighty-five of the principal Act, sections seven, eight, nine, and ten of the Public Health (Scotland) Act, 1897, shall apply for the purpose of local inquiries ordered by the Board under the Housing Acts:

(10) Section one, subsection (1) of section four, and section ten of the Housing of the Working Classes Act, 1903, shall not apply. In the last-mentioned Act sections three and twelve shall apply with the substitution of the date of the passing of this Act for the date of the passing of that Act, and the Schedule shall apply with the modifications specified in the Third Schedule to this Act:

(11) Where a complaint is made to the Board—

(*a*) as respects the district of a local authority not being a town council, by the county council or by the parish council or landward committee, of any parish comprised in the district, or by any four inhabitant householders of the district; or

(*b*) as respects any other district by any four inhabitant householders of the district;

that the local authority have failed to exercise their powers under Part II. or Part III. of the principal Act in cases where those powers ought to have been exercised, the Board may cause a public local inquiry to be held, and if after holding such an inquiry the Board are satisfied that there has been such a failure on the part of the local authority, it shall be lawful for the Board, with the approval of the Lord Advocate, to apply by summary petition to either Division of the Court of Session, or during vacation or recess to the Lord Ordinary on the Bills, which Division or Lord Ordinary are hereby authorised and directed to do therein and to dispose of the expenses of the proceedings as to the said Division or Lord Ordinary shall appear to be just. Section ten of this Act shall not apply:

(12) Where it appears to the Board that a local authority have failed to perform their duty under the Housing Acts of carrying out an improvement scheme under Part I. of the Principal Act, or have failed to make, or, if made, to give effect to

any order as respects an obstructive building, or any reconstruction scheme, under Part II. of that Act, or have failed to cause to be made the inspection of their district required by this Act, it shall be lawful for the Board to apply by summary petition to either Division of the Court of Session, or during vacation or recess to the Lord Ordinary on the Bills, which Division or Lord Ordinary are hereby authorised and directed as in the immediately preceding subsection. Section eleven of this Act shall not apply:

(13) Section twelve and Section thirteen of this Act shall not apply:

60 and 61, Vict. c. 38

(14) Sections fifteen, seventeen, eighteen, and thirty-nine of this Act shall apply with the substitution (except as regards the making of, or consenting to, regulations) of the sheriff for the Local Government Board and of the Court of Session for the High Court: provided that the reference to a public local inquiry shall not apply, and provided further where an appeal is competent under any of these sections an appeal shall not be competent under section thirty-five of the principal Act, and provided also that the power to make rules under section thirty-nine of this Act shall be exercised by the Court of Session by act of sederunt. Section one hundred and forty-six of the Public Health (Scotland) Act, 1897 (prescribing the procedure if a local authority neglect its duty), shall have effect as if the duties imposed upon a local authority by sections seventeen and eighteen of this Act were duties imposed by that Act:

(15) In the application to Scotland of section fourteen of this Act the limit of rent shall be sixteen pounds.

(16) References to special expenses shall not apply:

(17) "Overseers" means parish council, "paid into court" means "paid into bank," "as a civil debt in manner provided by the Summary Jurisdiction Acts" means in a summary manner.

Part II.

Town Planning.

Preparation and Approval of Town Planning Scheme.

54—(1) A town planning scheme may be made in accordance with the provisions of this Part of this Act as respects any land which is in course of development or appears likely to be used for building purposes, with the general object of securing proper sanitary conditions, amenity, and convenience in connexion with the laying out and use of the land, and of any neighbouring lands.

(2) The Local Government Board may authorise a local authority within the meaning of this Part of this Act to prepare such a town planning scheme with reference to any land within or in the neighbourhood of their area if the authority satisfy the Board that there is a prima facie case for making such a scheme or may authorise a local authority to adopt, with or without any modifications, any such scheme proposed by all or any of the owners of any land with respect to which the local authority might themselves have been authorised to prepare a scheme.

(3) Where it is made to appear to the Local Government Board that a piece of land already built upon, or a piece of land not likely to be used for building purposes, is so situated with respect to any land likely to be used for building purposes that it ought to be included in any town planning scheme made with respect to the last-mentioned land, the Board may authorise the preparation or adoption of a scheme including such piece of land as aforesaid, and providing for the demolition or alteration of any buildings thereon so far as may be necessary for carrying the scheme into effect.

(4) A town planning scheme prepared or adopted by a local authority shall not have effect unless it is approved by order of the Local Government Board, and the Board may refuse to approve any scheme except with such modifications and subject to such conditions as they think fit to impose. Provided that before a town planning scheme is approved by the Local Government Board, notice of their intention to do so shall be published in the London or Edinburgh "Gazette," as the case may be, and if within twenty-one days from the date of such publication any person or authority interested objects in the prescribed manner the draft of the order shall be laid before each House of Parliament for a period of not less than thirty days during the Session of Parliament, and if either of those Houses before the expiration of those thirty days presents an Address to His Majesty against the draft, or any part thereof, no further proceedings shall be taken thereon, without prejudice to the making of any new draft scheme.

(5) A town planning scheme, when approved by the Local Government Board, shall have effect as if it were enacted in this Act.

(6) A town planning scheme may be varied or revoked by a subsequent scheme prepared or adopted and approved in accordance with this Part of this Act, and the Local Government Board on the application of the responsible authority, or of any other person appearing to them to be interested, may by order revoke a town planning scheme if they think that under the special circumstances of the case the scheme should be so revoked.

(7) The expression "land likely to be used for building purposes" shall include any land likely to be used as, or for the purpose of providing open spaces, roads, streets, parks, pleasure or recreation grounds, or for the purpose of executing any work upon or under the land incidental to a town planning scheme, whether in the nature of a building work or not, and the decision of the Local Government Board, whether land is likely to be used for building purposes or not, shall be final.

Contents of Town Planning Schemes.

55—(1) The Local Government Board may prescribe a set of general provisions (or separate sets of general provisions adapted for areas of any special character) for carrying out the general objects of town planning schemes, and in particular for dealing with the matters set out in the Fourth Schedule to this Act and the general provisions, or set of general provisions appropriate to the area for which a town planning scheme is made, shall take effect as part of every scheme, except so far as provision is made by the scheme as approved by the Board for the variation or exclusion of any of those provisions.

(2) Special provisions shall in addition be inserted in every town planning scheme defining in such manner as may be prescribed by regulations under this Part of this Act the area to which the scheme is to apply and the authority who are to be responsible for enforcing the observance of the scheme and for the execution of any works which under the scheme or this Part of this Act are to be executed by a local authority (in this Part of this Act referred to as the responsible authority), and providing for any matters which may be dealt with by general provisions and otherwise supplementing, excluding, or varying the general provisions, and also for dealing with any special circumstances or contingencies for which adequate provision is not made by the general provisions, and for suspending, so far as necessary for the proper carrying out of the scheme, any statutory enactments, byelaws, regulations, or other provisions, under whatever authority made, which are in operation in the area included in the scheme:

Provided that where the scheme contains provisions suspending any enactment contained in a public general Act the scheme shall not come into force unless a draft thereof has been laid before each House of Parliament for a period of not less than forty days during the session of Parliament, and if either of those Houses before the expiration of those forty days presents an Address to His Majesty against the proposed suspension no further proceedings shall be taken on the draft, without prejudice to the making of any new scheme.

(3) Where land included in a town planning scheme is in the area of more than one local authority, or is in the area of a local authority by whom the scheme was not prepared, the responsible authority may be one of those local authorities, or for certain purposes of the scheme one local authority and for certain purposes another local authority, or a joint body constituted specially for the purpose by the scheme, and all necessary provisions may be made by the scheme for constituting the joint body and giving them the necessary powers and duties.

Provided that, except with the consent of the London County Council, no other local authority shall, as respects any land in the county of London, prepare or be responsible for enforcing the observance of a town planning scheme under this Part of this Act, or for the execution of any works which under the scheme or this Part of this Act are to be executed by a local authority.

Procedure Regulations of the Local Government Board.

56—(1) The Local Government Board may make regulations for regulating generally the procedure to be adopted with respect to applications for authority to prepare or adopt a town planning scheme, the preparation of the scheme, obtaining the approval of the Board to a scheme so prepared or adopted, and any inquiries, reports, notices, or other matters required in connection with the preparation or adoption or the approval of the scheme or preliminary thereto, or in relation to the carrying out of the scheme or enforcing the observance of the provisions thereof.

(2) Provision shall be made by those regulations—

(*a*) for securing co-operation on the part of the local authority with the owners and other persons interested in the land proposed to be included in the scheme at every stage of the proceedings, by means of conferences and such other means as may be provided by the regulations;

(*b*) for securing that notice of the proposal to prepare or adopt the scheme should be given at the earliest stage possible to any council interested in the land; and

(*c*) for dealing with the other matters mentioned in the Fifth Schedule to this Act.

Power to Enforce Scheme.

57—(1) The responsible authority may at any time, after giving such notice as may be provided by a town planning scheme and in accordance with the provisions of the scheme—

(*a*) remove, pull down or alter any building or other work in the area included in the scheme which is such as to contravene the scheme, or in the erection or carrying out of which any provision of the scheme has not been complied with; or

(*b*) execute any work which it is the duty of any person to execute under the scheme in any case where it appears to the authority that delay in the execution of the work would prejudice the efficient operation of the scheme.

(2) Any expenses incurred by a responsible authority under this section may be recovered from the persons in default in such manner and subject to such conditions as may be provided by the scheme.

(3) If any question arises whether any building or work contravenes a town planning scheme, or whether any provision of a town planning scheme is not complied with in the erection or carrying out of any such building or work, that question shall be referred to the Local Government Board, and shall, unless the parties otherwise agree, be determined by the Board as arbitrators, and the decision of the Board shall be final and conclusive and binding on all persons.

Compensation in Respect of Property Injuriously Affected by Scheme, &c.

58—(1) Any person whose property is injuriously affected by the making of a town planning scheme shall, if he makes a claim for the purpose within the time (if any) limited by the scheme, not being less than three months after the date when notice of the approval of the scheme is published in the manner prescribed by regulations made by the Local Government Board, be entitled to obtain compensation in respect thereof from the responsible authority.

(2) A person shall not be entitled to obtain compensation under this section on account of any building erected on or contract made, or other thing done with respect to land included in a scheme, after the time at which the application for authority to prepare the scheme was made, or after such other time as the Local Government Board may fix for the purpose:

Provided that this provision shall not apply as respects any work done before the date of the approval of the scheme for the purpose of finishing a building begun or of carrying out a contract entered into before the application was made.

(3) Where, by the making of any town planning scheme, any property is increased in value, the responsible authority, if they make a claim for the purpose within the time (if any) limited by the scheme (not being less than three months after the date when notice of the approval of the scheme is first published in the manner prescribed by regulations made by the Local Government Board) shall be entitled to recover from any person whose property is so increased in value one-half of the amount of that increase.

(4) Any question as to whether any property is injuriously affected or increased in value within the meaning of this section, and as to the amount and manner of payment (whether by instalments or otherwise) of the sum which is to be paid as compensation under this section or which the responsible authority are entitled to recover from a person whose property is increased in value, shall be determined by the arbitration of a single arbitrator appointed by the Local Government Board, unless the parties agree on some other method of determination.

(5) Any amount due under this section as compensation to a person aggrieved from a responsible authority, or to a responsible authority from a person whose property is increased in value, may be recovered summarily as a civil debt.

(6) Where a town planning scheme is revoked by an Order of the Local Government Board under this Act, any person who has incurred expenditure for the purpose of complying with the scheme shall be entitled to compensation in accordance with this section in so far as any such expenditure is rendered abortive by reason of the revocation of the scheme.

Exclusion or Limitation of Compensation in Certain Cases.

59—(1) Where property is alleged to be injuriously affected by reason of any provisions contained in a town planning scheme, no compensation shall be paid in respect thereof if or so far as the provisions are such as would have been enforceable if they had been contained in byelaws made by the local authority.

(2) Property shall not be deemed to be injuriously affected by reason of the making of any provisions inserted in a town planning scheme, which, with a view to securing the amenity of the area included in the scheme or any part thereof, prescribe the space about buildings or limit the number of buildings to be erected, or prescribe the height or character of buildings, and which the Local Government Board, having regard to the nature and situation of the land affected by the provisions, consider reasonable for the purpose.

(3) Where a person is entitled to compensation under this Part of this Act in respect of any matter or thing, and he would be entitled to compensation in respect of the same matter or thing under any other enactment, he shall not be entitled to compensation in respect of that matter or thing both under this Act and under that other enactment, and shall not be entitled to any greater compensation under this Act than he would be entitled to under the other enactment.

Acquisition by Local Authorities of Land Comprised in a Scheme.

60—(1) The responsible authority may, for the purpose of a town planning scheme, purchase any land comprised in such scheme by agreement, or be authorised to purchase any such land compulsorily in the same manner and subject to the same provisions (including any provision authorising the Local Government Board to give directions as to the payment and application of any purchase money or compensation) as a local authority may purchase or be authorised to purchase land situate in an urban district for the purposes of Part III. of the Housing of the Working Classes Act, 1890, as amended by sections two and forty-five of this Act.

(2) Where land included within the area of a local authority is comprised in a town planning scheme, and the local authority are not the responsible authority, the local authority may purchase or be authorised to purchase that land in the same manner as the responsible authority.

Powers of Local Government Board in Case of Default of Local Authority to Make or Execute Town Planning Scheme.

61—If the Local Government Board are satisfied on any representation, after holding a public local inquiry, that a local authority—

(*a*) have failed to take the requisite steps for having a satisfactory town planning scheme prepared and approved in a case where a town planning scheme ought to be made; or

(*b*) have failed to adopt any scheme proposed by owners of any land in a case where the scheme ought to be adopted; or

(*c*) have unreasonably refused to consent to any modifications or conditions imposed by the Board;

the Board may, as the case requires, order the local authority to prepare and submit for the approval of the Board such a town planning scheme, or to adopt the scheme, or to consent to the modifications or conditions so inserted:

Provided that where the representation is that a local authority have failed to adopt a scheme, the Local Government Board, in lieu of making such an order as aforesaid, may approve the proposed scheme, subject to such modifications or conditions, if any, as the Board think fit, and thereupon the scheme shall have effect as if it had been adopted by the local authority and approved by the Board.

(2) If the Local Government Board are satisfied on any representation, after holding a local inquiry, that a responsible authority have failed to enforce effectively the observance of a scheme which has been confirmed, or any provisions thereof, or to execute any works which under the scheme or this Part of this Act the authority is required to execute, the Board may order that authority to do all things necessary for

enforcing the observance of the scheme or any provisions thereof effectively, or for executing any works which under the scheme or this Part of this Act the authority is required to execute.

(3) Any order under this section may be enforced by mandamus.

Determination of Matters by Local Government Board. 31 and 32 Vict., c. 119.

62—Where the Local Government Board are authorised by this Part of this Act or any scheme made thereunder to determine any matter, it shall, except as otherwise expressly provided by this Part of this Act, be at their option to determine the matter as arbitrators or otherwise, and if they elect or are required to determine the matter as arbitrators, the provisions of the Regulation of Railways Act, 1868, respecting arbitrations by the Board of Trade, and the enactments amending those provisions, shall apply as if they were herein re-enacted and in terms made applicable to the Local Government Board and the determination of the matters aforesaid.

Inquiries by Local Government Board.

63—Section eighty-five of the Housing of the Working Classes Act, 1890 (which relates to inquiries by the Local Government Board), as amended by this Act, shall apply for any purposes of this Part of this Act as it applies for the purpose of the execution of the powers and duties of the Local Government Board under that Act.

Laying General Provisions Before Parliament. 56 and 57 Vict., c. 66.

64—All general provisions made under this Part of this Act shall be laid as soon as may be before Parliament, and the Rules Publication Act, 1893, shall apply to such provisions as if they were statutory rules within the meaning of section one of that Act.

Definition of Local Authority, and Expenses.

65—(1) For the purposes of this Part of this Act the expression "local authority" means the council of any borough or urban or rural district.

(2) Any expenses incurred by a local authority under this Part of this Act, or any scheme made thereunder, shall be defrayed as expenses of the authority under the Public Health Acts, and the authority may borrow, for the purposes of this Part of this Act, or any scheme made thereunder, in the same manner and subject to the same provisions as they may borrow for the purposes of the Public Health Acts.

(3) Money borrowed for the purposes of this Part of this Act, or any scheme made thereunder, shall not be reckoned as part of the debt of a borough or urban district for the purposes of the limitation on borrowing under subsections (2) and (3) of section two hundred and thirty-four of the Public Health Act, 1875.

Application to London.

66—(1) This Part of this Act shall apply to the administrative county of London, and, as respects that county, the London County Council shall be the local authority.

(2) Any expenses incurred by the London County Council shall be defrayed out of the general county rate and any money may be borrowed by the Council in the same manner as money may be borrowed for general county purposes.

Application of Part II. to Scotland.

67—This Part of this Act shall apply to Scotland subject to the following modifications:—

(1) The Local Government Board for Scotland (hereinafter referred to as the Board) shall be substituted for the Local Government Board, and shall for the purposes of this Part of this Act have the same powers of local inquiry as for the purposes of the Housing Acts as defined in Part I. of this Act.

(2) Subsection (1) and subsection (3) of the section of this Part of this Act which relates to the definition of local authority and expenses shall not apply.

(3) The local authority and the area of such authority for the purposes of this Part of this Act shall respectively be the local authority for the purposes of the Housing Acts as defined in Part I. of this Act, and the district of that authority.

(4) References to the Public Health Acts shall be construed as references to the Housing Acts as defined in Part I. of this Act.

(5) Any local rate for the purposes of this Part of this Act (including the purposes of any loan) shall not be reckoned in any calculation as to the statutory limit of the public health general assessment.

(6) The Board shall not themselves make an order under section sixty-one of this Act on any authority, but in lieu thereof it shall be lawful for the Board, after holding a local inquiry at which the authority shall have had an opportunity of being heard, and with the approval of the Lord Advocate, to apply for such an order by summary petition to either Division of the Court of Session, or during vacation or recess to the Lord Ordinary on the Bills, which Division or Lord Ordinary are hereby authorised and directed to do therein and to dispose of the expenses of the proceedings as to the said Division or Lord Ordinary shall appear to be just.

(7) In any proceedings under this Part of this Act the Board shall have regard to the powers and jurisdiction of the dean of guild court in burghs.

(8) The provision respecting the Rules Publication Act, 1893, shall have effect as if section one of that Act applied to Scotland, with the substitution of the "Edinburgh Gazette" for the "London Gazette."

Part III.

County Medical Officers, County Public Health, and Housing Committee, &c.

Appointment, Duties, and Tenure of Office of County Medical Officers. 51 and 52 Vict., c. 41.

68—(1) Every county council shall appoint a medical officer of health under section seventeen of the Local Government Act, 1888.

(2) The duties of a medical officer of health of a county shall be such duties as may be prescribed by general order of the Local Government Board, and such other duties as may be assigned to him by the County Council.

(3) The power of county councils and district councils under the said section to make arrangements with respect to medical officers of health shall cease, without prejudice to any arrangement made previously to the date of the passing of this Act.

(4) The medical officer of health of a county shall, for the purposes of his duties, have the same powers of entry on premises as are conferred on a medical officer of health of a district by or under any enactment.

(5) A medical officer of health of a county shall be removable by the county council with the consent of the Local Government Board and not otherwise.

(6) A medical officer of health of a county shall not be appointed for a limited period only.

Provided that the county council may, with the sanction of the Local Government Board, make any temporary arrangement for the performance of all or any of the duties of the medical officer of health of the county, and any person appointed by virtue of any such arrangement to perform those duties or any of them shall, subject to the terms of his appointment, have all the powers, duties, and liabilities of the medical officer of health of the county.

(7) A medical officer of health appointed after the passing of this Act under the said section as amended by this section shall not engage in private practice, and shall not hold any other public appointment without the express written consent of the Local Government Board.

(8) An order under this section prescribing the duties of medical officers of health of a county shall be communicated to the county council, and shall be laid before Parliament as soon as may be after it is made, and if an address is presented to His Majesty by either House of Parliament within the next subsequent twenty-one days on which that House has sat next after the order is laid before it praying that the order may be annulled, His Majesty in Council may annul the Order, and it shall thenceforward be void, but without prejudice to the validity of anything previously done thereunder,

Duty of Clerk and Medical Officer of Health of District Council to Furnish Information to Medical Officer of Health of County Council.

69 (1) The clerk of a rural district council shall forward to the medical officer of health of the county a copy of any representation, complaint, or information, a copy of which it is the duty of the district council to forward to the county council under section forty-five of the Housing of the Working Classes Act, 1890 (which relates to the powers of county councils).

(2) The medical officer of health of a district shall give to the medical officer of health of the county any information which it is in his power to give, and which the

medical officer of health of the county may reasonably require from him for the purpose of his duties prescribed by the Local Government Board.

(3) If any dispute or difference shall arise between the clerk or the medical officer of health of a district council and the medical officer of health of a county council under this section the same shall be referred to the Local Government Board, whose decision shall be final and binding.

(4) If the clerk or medical officer of health of a district council fails to comply with the provisions of this section, he shall, on information being laid by the county council, but not otherwise, be liable on summary conviction in respect of each offence to a fine not exceeding ten pounds.

Extent of Part III.

70 The foregoing provisions of this Part of this Act shall not apply to Scotland or, except sub-section (4) of section sixty-eight, to the administrative County of London, and in the application of the said sub-section to London, the reference to a medical officer of health of a district shall be construed as a reference to the medical officer of health of a metropolitan borough.

Public Health and Housing Committee of County Councils.

71 (1) Every county council shall establish a public health and housing committee, and all matters relating to the exercise and performance by the council of their powers and duties as respects public health and the housing of the working classes (except the power of raising a rate or borrowing money) shall stand referred to the public health and housing committee, and the council, before exercising any such powers, shall, unless in their opinion the matter is urgent, receive and consider the report of the public health and housing committee with respect to the matter in question, and the council may also delegate to the public health and housing committee, with or without restrictions or conditions as they think fit, any of their powers as respects public health and the housing of the working classes, except the power of raising a rate or borrowing money and except any power of resolving that the powers of a district council in default should be transferred to the council.

(2) This section shall not apply to Scotland or the London County Council.

Formation and Extension of Building Societies.

72 (1) The county council may promote the formation or extension of and may, subject to the provisions of this section, assist societies on a co-operative basis, having for their object or one of their objects the erection or improvement of dwellings for the working classes.

(2) The county council, with the consent of and subject to the regulations made by the Local Government Board, may for the purpose of assisting a society make grants or advances to the society, or guarantee advances made to the society, upon such terms and conditions as to rate of interest and repayment, or otherwise, and on such security as the council think fit, and the making of such grants or advances shall be a purpose for which a council may borrow:

Provided that the regulations of the Board shall provide that any such advance made on the security of any property shall not exceed two-thirds of the value of that property.

Part IV.

Supplemental.

Provisions as to Commons and Open Spaces.

73.—(1) Where any scheme or order under the Housing Acts or Part II. of this Act authorises the acquisition or appropriation to any other purpose of any land forming part of any common, open space or allotment, the scheme or order, so far as it relates to the acquisition or appropriation of such land, shall be provisional only, and shall not have effect unless and until it is confirmed by Parliament, except where the scheme or order provides for giving in exchange for such land other land, not being less in area, certified by the Local Government Board after consultation with the Board of Agriculture and Fisheries to be equally advantageous to the persons, if any, entitled to commonable or other rights and to the public.

(2) Before giving any such certificate the Board shall give public notice of the proposed exchange, and shall afford opportunities to all persons interested to make representations and objections in relation thereto, and shall, if necessary, hold a local inquiry on the subject.

(3) Where any such scheme or order authorises such an exchange the scheme or order shall provide for vesting the land given in exchange in the persons in whom the common or open space was vested, subject to the same rights, trusts, and incidents as attached to the common or open space, and for discharging the part of the common, open space, or allotment acquired or appropriated from all rights, trusts, and incidents to which it was previously subject.

(4) For the purposes of this Act the expression "common" shall include any land subject to be enclosed under the Inclosure Acts, 1845 to 1882, and any town or village green; the expression "open space" means any land laid out as a public garden or used for the purposes of public recreation, and any disused burial ground; and the expression "allotment" means any allotment set out as a fuel allotment or a field garden allotment under an Inclosure Act.

Provisions as to Land in Neighbourhood of Royal Palaces or Parks.

74—(1) Where any land proposed to be included in any scheme or order to be made under the Housing Acts or Part II. of this Act, or any land proposed to be acquired under the Housing Acts or Part II. of this Act, is situate within the prescribed distance from any of the royal palaces or parks the local authority shall, before preparing the scheme or order or acquiring the land, communicate with the Commissioners of Works, and the Local Government Board shall, before confirming the scheme or order or authorising the acquisition of the land or the raising of any loan for the purpose, take into consideration any recommendations they may have received from the Commissioners of Works, with reference to the proposal.

(2) For the purposes of this section "prescribed" means prescribed by regulations made by the Local Government Board after consultation with the Commissioners of Works.

Repeal.

75—The enactments mentioned in the Sixth Schedule to this Act are hereby repealed to the extent specified in the third column of that schedule.

Short Title and Extent.

76—(1) This Act may be cited as the Housing, Town Planning, &c. Act, 1909, and Part I. of this Act shall be construed as one with the Housing of the Working Classes Acts, 1890 to 1903, and that Part of this Act and those Acts may be cited together as the Housing of the Working Classes Acts, 1890 to 1909.

(2) This Act shall not extend to Ireland.

SCHEDULES.

First Schedule.

Provisions as to the Compulsory Acquisition of Land by a Local Authority for the Purposes of Part III. of the Housing of the Working Classes Act, 1890.

(1) Where a local authority propose to purchase land compulsorily under this Act the local authority may submit to the Board an order putting in force as respects the land specified in the order the provisions of the Lands Clauses Acts with respect to the purchase and taking of land otherwise than by agreement.

(2) An order under this schedule shall be of no force unless and until it is confirmed by the Board, and the Board may confirm the order either without modification or subject to such modifications as they think fit, and an order when so confirmed shall, save as otherwise expressly provided by this schedule, become final and have effect as, if enacted in this Act; and the confirmation by the Board shall be conclusive evidence that the requirements of this Act have been complied with, and that the order has been duly made and is within the powers of this Act.

(3) In determining the amount of any disputed compensation under any such order, no additional allowance shall be made on account of the purchase being compulsory.

8 and 9 Vict., c. 18 and c. 20.

(4) The order shall be in the prescribed form, and shall contain such provisions as the Board may prescribe for the purpose of carrying the order into effect, and of protecting the local authority and the persons interested in the land, and shall incorporate, subject to the necessary adaptations, the Lands Clauses Acts (except section one hundred and twenty-seven of the Lands Clauses Consolidation Act, 1845) and sections seventy-seven to eighty-five of the Railways Clauses Consolidation Act,

1845, but subject to this modification, that any question of disputed compensation shall be determined by a single arbitrator appointed by the Board, who shall be deemed to be an arbitrator within the meaning of the Lands Clauses Acts, and the provisions of those Acts with respect to arbitration shall, subject to the provisions of this schedule, apply accordingly.

(5) The order shall be published by the local authority in the prescribed manner, and such notice shall be given both in the locality in which the land is proposed to be acquired and to the owners, lessees, and occupiers of that land as may be prescribed.

(6) If within the prescribed period no objection to the order has been presented to the Board by a person interested in the land, or if every such objection has been withdrawn, the Board shall, without further inquiry, confirm the order, but, if such an objection has been presented and has not been withdrawn, the Board shall forthwith cause a public inquiry to be held in the locality in which the land is proposed to be acquired, and the local authority and all persons interested in the land and such other persons as the person holding the inquiry in his discretion thinks fit to allow shall be permitted to appear and be heard at the inquiry.

(7) Where the land proposed to be acquired under the order consists of or comprises land situate in London, or a borough, or urban district, the Board shall appoint an impartial person, not in the employment of any Government Department; to hold the inquiry as to whether the land proposed to be acquired is suitable for the purposes for which it is sought to be acquired, and whether, having regard to the extent or situation of the land and the purposes for which it is used, the land can be acquired without undue detriment to the persons interested therein or the owners of adjoining land, and such person shall in England have for the purpose of the inquiry all the powers of an inspector of the Local Government Board, and if he reports that the land, or any part thereof, is not suitable for the purposes for which it is sought to be acquired, or that owing to its extent or situation or the purpose for which it is used it cannot be acquired without such detriment as aforesaid, or that it ought not be acquired except subject to the conditions specified in his report, then if the Local Government Board confirm the order in respect of that land, or part thereof, or, as the case may require, confirm it otherwise than subject to such modifications as are required to give effect to the specified conditions, the order shall be provisional only, and shall not have effect unless confirmed by Parliament. Where no part of the land is so situated as aforesaid before confirming the order, the Board shall consider the report of the person who held the inquiry, and all objections made thereat.

(8) The arbitrator shall, so far as practicable, in assessing compensation, act on his own knowledge and experience, but, subject as aforesaid, at any inquiry or arbitration held under this schedule the person holding the inquiry or arbitration shall hear by themselves or their agents, any authorities or parties authorised to appear, and shall hear witnesses, but shall not, except in such cases as the Board otherwise direct, hear counsel or expert witnesses.

(9) The Board may, with the concurrence of the Lord Chancellor, make rules fixing a scale of costs to be applicable on an arbitration under this schedule, and an arbitrator under this schedule may, notwithstanding anything in the Lands Clauses Acts, determine the amount of costs, and shall have power to disallow as costs in the arbitration the costs of any witness whom he considers to have been called unnecessarily and any other costs which he considers to have been caused or incurred unnecessarily.

(10) The remuneration of an arbitrator appointed under this schedule shall be fixed by the Board.

(11) In construing for the purposes of this schedule or any order made thereunder, any enactment incorporated with the order, this Act, together with the order, shall be deemed to be the special Act, and the local authority shall be deemed to be the promoters of the undertaking.

(12) Where the land is glebe land or other land belonging to an ecclesiastical benefice, the order shall provide that sums agreed upon or awarded for the purchase of the land, or to be paid by way of compensation for the damage to be sustained by the owner by reason of severance or other injury affecting the land, shall not be paid as directed by the Lands Clauses Acts, but shall be paid to the Ecclesiastical Commissioners to be applied by them as money paid to them upon a sale, under the provisions of the Ecclesiastical Leasing Acts, of land belonging to a benefice.

(13) In this schedule the expression "Board" means the Local Government Board, and the expression "prescribed" means prescribed by the Board.

(14) The provisions of this schedule, except those relating to land belonging to an ecclesiastical benefice, shall apply to Scotland, subject to the following modifications:—

(*a*) for the reference to section one hundred and twenty-seven of the Lands Clauses Consolidation Act, 1845, there shall be substituted a reference to section one hundred and twenty of the Lands Clauses Consolidation (Scotland) Act, 1845, and for the reference to sections seventy-seven to eighty-five of the Railways Clauses Consolidation Act, 1845, there shall be substituted a reference to sections seventy to seventy-eight of the Railways Clauses Consolidation (Scotland) Act, 1845;

(*b*) for references to an arbitrator there shall be substituted references to an arbiter;

(*c*) for the references to the Lord Chancellor there shall be substituted a reference to the Lord Advocate;

(*d*) for the reference to the Local Government Board there shall be substituted a reference to the Local Government Board for Scotland, and for the reference to a borough or urban district there shall be substituted a reference to a burgh.

SECOND SCHEDULE.

Minor Amendments of Housing Acts.

Enactment to be Amended.	Nature of Amendment.
Housing of the Working Classes Act, 1890 (53 & 54 Vict., c. 70).	
Section 23	After the word "displaced" the words "in consequence of" shall be substituted for the word "by."
Section 34	The words "the order becomes operative" shall be substituted for the words "service of the order."
Section 35	The words "if he is not entitled to appeal to the Local Government Board against the order" shall be inserted after the word "may" where it first occurs.
Section 38 (1) (*a*)	The words "or impedes" shall be inserted after the word "stops."
Section 38 (7)	The words "house or other building or manufactory" shall be substituted for the words "house or manufactory" wherever they occur in that sub-section.
Section 39 (8)	The words "as amended by any subsequent Act" shall be inserted after the word "Act" where it first occurs, and the words "to the power of the Local Government Board to enforce that duty" shall be inserted after the word "execution."
Section 40	After the word "displaced" the words "in consequence of" shall be substituted for the word "by."
Section 85	The words "powers and" shall be inserted before the word "duties."
Section 88	The words "or Part III." shall be inserted after the words "Part II."
Section 89	After the word "Act" where it first occurs the words "or any person authorised to enter dwelling-houses, premises, or buildings in pursuance of this Act," shall be inserted; the words "authority or person" shall be substituted for the words "or authority," and the word "he" shall be substituted for the words "such person."

THIRD SCHEDULE.

Modifications of the Schedule to the Housing of the Working Classes Act, 1903, in its Application to Scotland.

In the above-mentioned schedule as applying to Scotland, the expression "district within the meaning of the Public Health (Scotland) Act, 1897," shall be substituted for the expressions "borough," "urban district," and "parish" respectively; "Local Government Board for Scotland" shall be substituted for "Local Government Board"; "every such appropriation of lands shall be recorded as a real burden affecting such lands in the appropriate register of sasines" shall be substituted for "every conveyance, demise, or lease of any such lands shall be endorsed with notice of this provision"; "sub-sections one and three (with the substitution of the Local Government Board for Scotland for the Secretary for Scotland) of section ninety-three of the Local Government (Scotland) Act, 1889" shall be substituted for "sub-sections one and five of section eighty-seven of the Local Government Act, 1888" "Court of Session" shall be substituted for "High Court"; "order of the Court of Session on the application of the Board" shall be substituted for "mandamus"; and "local authority for the purposes of the Public Health (Scotland) Act, 1897, in whose district" shall be substituted for "council of any administrative county and the district council of any county district; or in London the council of any metropolitan borough in which."

FOURTH SCHEDULE.

Matters to be Dealt with by General Provisions Prescribed by the Local Government Board.

(1) Streets, roads, and other ways, and stopping up, or diversion of existing highways.
(2) Buildings, structures, and erections.
(3) Open spaces, private and public.
(4) The preservation of objects of historical interest or natural beauty.
(5) Sewerage, drainage, and sewage disposal.
(6) Lighting.
(7) Water supply.
(8) Ancillary or consequential works.
(9) Extinction or variation of private rights of way and other easements.
(10) Dealing with or disposal of land acquired by the responsible authority or by a local authority.
(11) Power of entry and inspection.
(12) Power of the responsible authority to remove, alter, or demolish any obstructive work.
(13) Power of the responsible authority to make agreements with owners, and of owners to make agreements with one another.

51 and 52 Vict., c. 42.

(14) Power of the responsible authority or a local authority to accept any money or property for the furtherance of the object of any town planning scheme, and provision for regulating the administration of any such money or property, and for the exemption of any assurance with respect to money or property so accepted from enrolment under the Mortmain and Charitable Uses Act, 1888.
(15) Application with the necessary modifications and adaptations of statutory enactments.
(16) Carrying out and supplementing the provisions of this Act for enforcing schemes.
(17) Limitation of time for operation of scheme.
(18) Co-operation of the responsible authority with the owners of land included in the scheme or other persons interested by means of conferences, &c.
(19) Charging on the inheritance of any land the value of which is increased by the operation of a town-planning scheme the sum required to be paid in respect of that increase, and for that purpose applying, with the necessary adaptations, the provisions of any enactments dealing with charges for improvements of land.

FIFTH SCHEDULE.

(1) Procedure anterior to and for the purpose of an application for authority to prepare or adopt a scheme:—
  (*a*) Submission of plans and estimates.
  (*b*) Publication of notices.
(2) Procedure during, on, and after the preparation or adoption and before the approval of the scheme:—
  (*a*) Submission to the Local Government Board of the proposed scheme, with plans and estimates.
  (*b*) Notice of submission of proposed scheme to the Local Government Board.
  (*c*) Hearing of objections and representations by persons affected, including persons representing architectural or archæological societies or otherwise interested in the amenity of the proposed scheme.
  (*d*) Publication of notice of intention to approve scheme and the lodging of objections thereto.
(3) Procedure after the approval of the scheme:—
  (*a*) Notice to be given of approval of scheme.
  (*b*) Inquiries and reports as to the beginning and the progress and completion of works, and other action under the scheme.
(4) Duty, at any stage, of the local authority to publish or deposit for inspection any scheme or proposed scheme, and the plans relating thereto, and to give information to persons affected with reference to any such scheme or proposed scheme.
(5) The details to be specified in plans, including, wherever the circumstances so require, the restrictions on the number of buildings which may be erected on each acre, and the height and character of those buildings.

SIXTH SCHEDULE.

Enactments Repealed.

Session and Chapter.	Short Title.	Extent of Repeal.
51 & 52 Vict., c. 41.	The Local Government Act, 1888.	Section seventeen, from "who shall not hold" to end of the section.
53 & 54 Vict., c. 70.	The Housing of the Working Classes Act, 1890.	The words "for sanitary purposes" in paragraph (*a*) of subsection (1) of section six. Subsection (6) of section eight and section nine. Subsection (5) of section twelve. Subsection (2) of section fifteen, including the proviso thereto. Sections seventeen, eighteen, and nineteen. In section twenty-five, the words at the end of the section "such loan shall be repaid within such period, not exceeding fifty years, as may be recommended by the confirming authority." Sections twenty-seven and twenty-eight. In section twenty-nine, the words "means any inhabited building and" in the definition of "dwelling-house." Sections thirty-two and thirty-three. In section thirty-nine, the words "by agreement" in subsection (4) where those words first occur, and all after the word "sanctioned" to the end of that subsection; subsections (5) and (6); the words "to costs to be awarded in certain cases by a committee of either House of Parliament" in subsection (8); and subsection (9) from "Provided that" to the end. In subsection (3) of section forty-seven, the words "the time allowed under any order for the execution of any works or the demolition of a building, or." In section fifty-three subsection (2). Section fifty-four, so far as unrepealed. Section fifty-five, so far as it applies to Scotland. Section sixty-three. Section sixty-five, from "and (iii.)" to the end of the section. In section sixty-six, the words "or special." Section seventy-seven. Section eighty three. In section eighty-five, the words "not exceeding three guineas a day." Section ninety-two, from "but in" to the end of the section. Subsection (3) except paragraph (*c*), and subsection (4) of section ninety-four. Subsections (1), (2), (7), (8), and (14) of section ninety-six. In subsection (3) of section ninety-seven the words "the time allowed under any order for the execution of any works or the demolition of a building or." The First Schedule, so far as it applies to Scotland. The Third, Fourth, and Fifth Schedules.
59 & 60 Vict., c. 31.	The Housing of the Working Classes Act, 1890, Amendment (Scotland) Act, 1896.	Section three.
63 & 64 Vict., c. 59.	The Housing of the Working Classes Act, 1900.	Sections two, six, and seven. In section eight the words "Scotland or."
3 Edw. VII., c. 39.	The Housing of the Working Classes Act, 1903.	Paragraphs (*a*) and (*b*) of subsection (2) of section five, sections six and eight, in section ten the words "in the manner provided by subsection three of section thirty-two of the principal Act," and section sixteen. In section seventeen the words "Scotland or."

PROCEDURE UNDER THE HOUSING ACTS.

In the following lines, unless otherwise stated, the numbers of the sections refer to the principal Act of 1890. Where any section refers to another Act, the words "Act of 1900," "Act of 1903," "Act of 1909," etc., are used as an abbreviation of the full title of the amended Acts passed in those years.

PART I.—HOW TO GET LARGE SLUM DISTRICTS CONDEMNED.

Part I. provides for the clearing of large unhealthy areas (in urban districts only) (Sec. 3), and the execution of an improvement scheme for the district dealt with.

The authorities empowered to take action under it are the London County Council and all urban district councils or town councils (Schedule I.)

It is the duty of the medical officer of health when he sees proper cause, or when two or more justices or twelve or more ratepayers in his district complain of any unhealthy area therein, to inspect such area, and make an official report on it in writing to the local authority (Secs. 5 and 79).

If the medical officer of health represents the area as not unhealthy, twelve or more ratepayers may appeal to the Local Government Board, who, upon security for costs being given, must appoint a legally qualified medical practitioner to report on such area, and the local authority must act on this report (Secs. 8 and 16).

Improvement Scheme.—Where an area is thus officially represented to be unhealthy the local authority, if possessed of sufficient resources, must make an improvement scheme. The improvement scheme must be accompanied by maps, particulars, and estimates. It need not be confined to the exact limits of the unhealthy area, but may include lands which the local authority considers necessary to the efficiency of the scheme, or for the purpose of providing accommodation for displaced members of the working classes (Secs. 6 and 11). In default of the local authority making a scheme it may be made by the Local Government Board and enforced by *mandamus*.

It must be advertised, and the Local Government Board or other confirming authority must hold a local inquiry, and may then make a Provisional Order confirming the scheme (Secs. 7 and 8).

The local authority may pull down the buildings, clear out the area, and make or widen any necessary streets upon the lands dealt with, after compensating the owners and others concerned (Sec. 12).

Terms of Compensation.—Provision is made for the assessment of compensation by the Purchase Clause in Sec. 21, which enacts:—

1. That compensation shall be based upon the fair market value at the time of valuation without any additional allowance in respect of compulsory purchase:
2. In forming the estimate, due regard is to be had to the nature and condition of the property, and the probable duration of the buildings in their existing state;
3. Deductions are also to be made for existing nuisances—
   (*a*) For an enhanced value by being used for illegal purposes or owing to overcrowding:
   (*b*) For the bad state of repair in which the premises are found:
   (*c*) The property not being reasonably capable of being made fit for habitation.

The arbitrator may be appointed by the Local Government Board, if so requested by the local authority.

The expenses and income of a scheme under this part of the Act must be carried to a "dwelling house improvement fund," and the necessary loans may be raised in the ordinary manner (Secs. 24 and 25).

The Act of 1909 in Sections 22 to 27 modifies this part of the principal Act, as regards official representations; contents of schemes; loans from the Public Works Loan Commissioners; modification abandonment of or addition to a scheme; the tendering of evidence to secure reduced compensation; the extinction or modification of rights and easements; the application of money borrowed for the Dwelling House Improvement Fund; and by repealing Sections 9, 17, 18, 19, 27, and 28 varies the procedure as to local inquiries, and the service and publication of notices and advertisements.

Re-housing Persons Displaced.—Accommodation must be provided as follows:—

(*a*) In London, either for the whole or not less than half of the population displaced, to the satisfaction of the Home Secretary, unless it can be shown that within the immediate vicinity the required accommodation has been or is to be otherwise provided;

(*b*) In any other urban district such accommodation (if any) as determined by the Local Government Board.

It will, of course, be noted that the whole question of re-housing under other Acts is regulated by the schedule to the Housing of the Working Classes Act, 1903, which contemplates the provision of new dwellings, in some cases before demolishing the old

ones, and requires all houses provided under the Act to be used for working-class dwellings at least 25 years. By the Schedule to this Act

(*a*) If "30 or more persons" are to be displaced under Parliamentary powers the promoters of the undertaking must first obtain formal approval of a scheme for rehousing.

(*b*) In fixing the number to be re-housed, persons of the working classes displaced during the previous five years are to be considered.

(*c*) The conditions under which, and the persons for whom, and by whom, re-housing of displaced persons must be carried out are more clearly and stringently defined (Act of 1903).

PART II.—HOW TO DEAL WITH SMALL SLUMS.

Part II. has been considerably modified by the repeal of Sections 32 and 33, and part of 29 and 39 (5), (6), (8), (9), 47 (3) dealing with closing orders, demolition orders, and obstructive buildings, and also by modifications of Sections 29, 36, 37 (1), 38, 46, 49 and 51 dealing with the definition of dwelling house; making of charging orders; compensation for obstructive buildings; confirmation of reconstruction schemes; enlargement of matters that may be provided for under Part II. to the same extent as under Part I.; payments by County and Borough Councils towards Part II. schemes; enlargement of time by local Magistrates; service of notices and description of owner and the inspection of premises by authorised persons.

As amended it provides for—

(1) The inspection of every sanitary district from time to time, with a view to ascertain whether there are any houses unfit for human habitation (Sec. 17 (1), Act of 1909).

(2) The keeping of such records of inspection as the Local Government Board may prescribe (Sec. 17 (1), Act of 1909).

(3) The closing by order of the Local Authority of any dwelling house, represented by any officer of the authority as being unfit for human habitation. (Sec. 17 (2), Act of 1909). The order to become operative subject to an appeal to the Local Government Board, but without recourse to the Courts of Law.

(4) The demolition by Local Authority of any dwelling house where a closing order has remained operative over three months (Sec 18, Act of 1909).

(5) The enforcement by Local Authorities of a provision that houses let under certain rentals shall be kept in all respects reasonably fit for habitation (Sec. 75 and Secs. 14, 15, Act of 1909).

(6) Removal of obstructive buildings (Sec. 38, and Sec. 28 (1), (2) of the Act of 1909).

(7) The reconstruction of small unhealthy areas (Secs. 30 and 40 with Secs. 23, 24, and 33 of the Act of 1909).

It applies to all Urban and Rural Sanitary Authorities, but those in London and rural districts must communicate all steps taken to the County Council (Sec. 45 and Schedule 1).

Obstructive Buildings.—The medical officer of health or any four ratepayers may inform the local authority of any building:—

(*a*) So dangerous or injurious to health as to be unfit for human habitation.

(*b*) Which stops ventilation or otherwise conduces to make other buildings injurious to health.

(*c*) Which prevents proper measures from being carried into effect for remedying any nuisance injurious to health (Secs. 31, 38, and 39).

Powers of complaint of the non-exercise of the above powers are given by Sec. 10 of the Act of 1909.

Cellar Dwellings.—After the 1st July, 1910, a cellar dwelling used habitually as a sleeping place shall be deemed to be a dwelling house unfit for human habitation if—

(*a*) The surface of the floor is more than three feet below the surface of the part of the street adjoining or nearest to the room; and

(*b*) Is either not on an average at least seven feet in height from floor to ceiling, or does not comply with regulations prescribed by the Local Government Board for securing the proper ventilation and lighting of such rooms and the protection thereof against dampness, effluvia, or exhalation.

Small Improvement Scheme.—A scheme on the lines indicated in Part I. may be passed by the local authority for reconstructing any area containing buildings such as those above mentioned, and must make the required provision for the accommodation of persons of the working classes displaced by the scheme, and allowance may be made

to the tenants for reasonable expenses of removal (Secs. 39 and 40). The Local Government Board will decide as to which part of the Act proceedings should be taken under.

PART III.—HOW TO GET MORE WORKMEN'S DWELLINGS.

This is the most important part of the Act, because it enables local authorities to carry out a scheme to build houses for the working classes. There is no provision limiting the power of the local authority; no certificate or other formal proof of deficient house accommodation is requisite: no insanitary property need be closed or demolished. The local authority can decide to build at any time and for any reason which may seem good to it, provided, as in all other municipal work, that the Local Government Board will sanction any necessary loans.

How to Get Land.—Land can be purchased compulsorily if necessary, as provided in Section 2 of the Act of 1909 and the Lands Clauses Consolidation Act, 1845, and no lease, settlement, entail, or other private arrangement can debar a local authority from acquiring it.

By Sec. 7 of the Housing Act of 1900, land can be acquired for the purposes of this Act either inside or outside the district. The price is to be the "fair market value," with no allowance for compulsory purchase (Schedule I. (3), Act of 1909). The value has to be determined in case of dispute by a single arbitrator appointed by the Local Government Board.

What may be Done with the Land.—Land acquired under Part III. may be either—

(1) Leased to companies or builders or working men for the erection thereon of workmen's dwellings (Sec. 5 Act of 1900); or,

(2) The council may itself undertake and carry out—

- (*a*) The erection of lodging houses, block dwellings, tenement houses, cottages (Secs. 53 and 59), and shops for the benefit of the tenants (Sec. 11, Act of 1903).
- (*b*) The purchase and improvement or reconstruction of existing lodging houses, dwellings, or cottages (Sec. 58).
- (*c*) The purchase or exchange of land for the purpose of encouraging such construction improvement, or reconstruction (Secs. 56, 57 and 60), and the laying out or construction of public streets or roads (Sec. 6, Act of 1909).
- (*d*) The provision of a garden, not more than an acre in extent (Sec. 53 and Sec. 50, Act of 1909).
- (*e*) Fitting up, furnishing, and supplying the dwellings with all requisite fittings, furniture, and conveniences (Sec. 59).
- (*f*) Making any necessary bye-laws and regulations (Secs. 61 and 62).
- (*g*) Selling the houses if desirable and necessary after a period of seven years (Sec. 64).

How to Get Money for Land and Buildings under Part III.—The conditions as to loans obtained by a local authority are as follows:—

(1) The London County Council may, with the assent of the Treasury, create consolidated stock, and provide for repayment within 80 years;

(2) London borough councils may, if the County Council think fit, borrow from the County Council or from the Public Works Loans Commissioners;

(3) Urban district councils and town councils may either borrow from the Public Works Loans Commissioners or issue stock or borrow on security of the rates, subject to the following conditions:—

1. The consent of the Local Government Board must be obtained.
2. The period of repayment of the loan must not exceed 80 years.
3. Money so borrowed is no longer to be reckoned as part of the debt of the local authority for the purposes of the limitation on borrowing under Sec. 234 (2) (3) of the P.H. Act, 1875.

Under the Act of 1909, Public Works Loan Commissioners may lend up to 80 years, at a rate which is fixed at present by Treasury minute at 3¼ per cent., and it is provided that the interest on loans for long periods shall not be greater than for short periods (Sec. 3).

County Councils may lend to societies of public utility (Sec. 72, Act of 1909) who may also borrow direct from the Public Works Loan Commissioners (Sec. 4, Act of 1909).

General.—The disqualification for tenancy of municipal dwellings is removed from those who have been in receipt poor relief (Sec. 46, Act of 1909). Local Government Board inquiries are modified by Sec. 62. Other modifications are noted in the paragraph on the Housing and Town-Planning Act, 1909 (supra).

The Labourers' Cottages and Labourers (Ireland) Acts consist of the Acts of 1881, 1882, 1883, 1885, 1886, 1891, 1896, and 1897, as consolidated or amended by the Local Government (Ireland) Act, 1898, and the Labourers Act, 1906. The district councils have power to purchase land by compulsory powers if necessary, and to borrow money on the security of the rates. One-acre garden allotments can be provided. Land courts in fixing judicial rents may impose conditions as to building labourers' cottages, if

satisfied there is a necessity for new ones, or as to improving old cottages, and they may also decide as to the rents of such cottages. Powers of representation as to a deficient supply of houses are also given, and the local authority must thereupon proceed to secure the erection of dwellings. Housing subsidies are also payable to local authorities under the various Land Purchase Acts. The terms for loans have varied from 2¾ to 3¼ per cent. The amount borrowed exceeds £3,415,000, and the number of cottages built is over 20,634, divided as follows—Ulster, 1,663; Munster, 10,617; Leinster, 8,018; Connaught, 336. They are let at weekly rents varying from 9d. to 1s. 6d. per week, and their average cost has been about £150. £47,480 was received in rent for the year ending 31st March, 1906; the Government subsidy was £41,610, and the rates contributed £63,000. These sums are just sufficient to pay interest and instalment for repayment of principal amounting to £151,898. The rates are paid by the occupiers.

A new Act passed in 1906 provides for loans up to £4,250,000 being advanced by the Irish Land Commission repayable on the annuity system in 68½ years at 3¼ per cent. for interest and repayment of principal instead of £4 11s. 8d. as formerly. The Exchequer grant of £37,000 is to be divided among the districts building or having built cottages at a *pro rata* amount per cottage. In future it is estimated that the cost of Irish labourers' municipal cottages will be paid 11-33rds by the Government subsidy 16-33rds by the labourer, and 6-33rds by the rates.

Work Done by Local Authorities with regard to the housing of the working classes has been of a threefold nature.

In the first place, they have taken action under the Public Health Acts to obtain abatement of nuisances, to stop overcrowding, to insist upon existing dwelling houses being made healthy, and to enforce the bye-laws which secure proper construction and sanitation for new dwellings, and also for regulating common lodging houses, and houses let in lodgings.

In the second place, they have taken action under Part II. of the Housing of the Working Classes Act, 1890, to compel the renovation or demolition of single houses, obstructive buildings, or small groups of houses which are, or cause others to be, unfit for human habitation; and under the Artisans' Dwellings Acts, and Part I. of the Act of 1890, they have condemned and reconstructed, after purchase, large insanitary areas containing a number of such houses.

In the third place, they have taken action to a limited extent under Parts I. and II. of the same Act, together with local improvement Acts, and to a greater extent under Part III. of the Act of 1890, the Small Dwellings Acquisition Act, 1899, and the Housing of the Working Classes (Amendment) Acts, 1900 and 1903, to provide or encourage the provision of new, healthy housing accommodation in the form of model lodging houses, block dwellings, tenement houses, flats and cottages.

Action taken by Metropolitan Borough Councils Under Part II. of the Housing of the Working Classes Act, 1890, with the aid of a contribution by the County Council.

Under Part II. of the Housing of the Working Classes Act, 1890, metropolitan borough councils are empowered to undertake schemes for the clearance of small insanitary areas either independently of, or in conjunction with, the Council. As a matter of fact all schemes hitherto undertaken by the metropolitan borough councils have been entered upon in co-operation with the Council. The Council contributes a proportion, one-half or one-third, of the net cost of the acquisition of property and of the necessary works in connection with the relaying out of the area apart from the erection of dwellings. It also retains general supervision over the carrying out of the scheme and a power of approving the plans of any dwellings that may have to be erected. Ten schemes have been undertaken, eight of which have been entirely completed, the remaining two being in an advanced stage of progress.

Action taken by the London County Council Under Part III., Housing of the Working Classes Act, 1890, as extended by the Housing of the Working Classes Act, 1900.

Under Part III. of the Housing of the Working Classes Act, 1890, as extended by the Act of 1900, the Council has provided in various parts of the county a number of tenement dwellings capable of accommodating 4,555 persons; and in addition it has acquired four estates in the suburbs, comprising nearly 340 acres, upon which cottages are being erected. Up to 31st March, 1909, 1,335 cottages, with accommodation for 10,176 persons, had been completed on these estates, making a total accommodation for 14,731 persons provided under Part III. of the Act.

The Tooting or Totterdown Fields Estate.—This estate, comprises about 38¾ acres, and was purchased in 1900, for £44,238. For the purposes of development the estate has been divided into three sections, of which section A contains about 9½ acres, section

B about 12¾ acres, and section C about 16½ acres. About 9½ acres of the estate yet remain to be developed. On Sections A and B, 707 cottages, containing accommodation for 5,108 persons, and two shops had been erected. On Section C roads and sewers have been completed, and 90 cottages with accommodation for 689 persons in addition to two shops had been completed up to 31st March, 1909. On the remainder of the Section 138 cottages are to be provided and contracts for the erection of nearly half this number have already been let.

The Norbury Estate.—An estate at Norbury, comprising about 30 acres, was acquired by the Council in 1901, the purchase money amounting to £18,000. A little more than 1½ acres of the estate has been sold to the owner of adjoining property for the sum of £3,100, thus reducing the total area to about 28½ acres. The roads and sewers on about 16½ acres of the estate have already been formed, and 240 cottages, with accommodation for 1,901 persons, have been erected, or are approaching completion. A further contract for the erection of 110 cottages is in progress, and in addition to this number plans have already been prepared for 95 cottages to complete the development of that portion of the estate upon which roads have been formed.

The Wood Green and Tottenham Estate.—This estate, known as the White Hart Lane estate, which comprises about 225¾ acres, was acquired by the Council in 1901, the total purchase money amounting to £90,225. Roads have been formed and sewers constructed on about 40 acres, on 19 acres of which cottages have been erected, or are in course of erection, while an additional 3 acres has been laid out as an estate garden. About 21 acres have been laid out as allotments for the benefit of the tenants of the cottages. Up to 31st March, 1909, 399 cottages, with accommodation for 3,196 persons, had been completed, 149 were in course of construction, and the question of erecting a further instalment of 105 cottages was under consideration. In 1903 the Council accepted a generous offer of £10,000, made by Sir Samuel Montagu (now Lord Swaythling), to be applied towards the development of about 25 acres of the estate. The principal condition of the gift is that the tenancies in the cottages to be erected on the site are to be offered, in the first instance, and from time to time as vacancies occur, to residents of Whitechapel of not less than three years' standing, without distinction of race or creed. On the Tower Gardens section, which has been allocated for the purpose of the gift, 167 cottages have already been completed, and it is estimated that in all 568 cottages can be provided. A part of this section, upwards of three acres in extent, has been laid out as an estate garden, the cost being defrayed out of the gift money.

Old Oak Common Lane Estate, Hammersmith.—The Council, in 1905, purchased from the Ecclesiastical Commissioners for £29,858 a site of 54¼ acres at Old Oak Common Lane, Hammersmith. About 7¾ acres of the estate have been acquired by the Great Western Railway Company for the construction of a branch line from Acton to Shepherd's Bush, the Company paying to the Council £10,500 in respect of the value of the land and the damage sustained by the estate. A scheme is now in course of preparation for the development of the estate by the erection of cottages to accommodate about 8,000 persons.

The other schemes undertaken and completed by the Council under Part III. comprise the Millbank scheme, Westminster; Green Street and Gun Street, Southwark; Hughes Fields, Deptford; Wessex Buildings and Caledonian Estate, Islington; Dufferin Street Dwellings, St. Luke; Briscoe Buildings, Brixton; Holmwood Buildings, Southwark; Bourne Estate, or Reid's Brewery site, Holborn; and the Parker Street Lodging House, Drury Lane, and Carrington House, Deptford.

In addition to schemes carried out by the Council under the Housing Acts, the Council also has to provide re-housing accommodation for persons of the working class displaced by it in connection with the construction of tunnels, the widening of streets, and other public improvements. The number of persons so displaced up to 31st March, 1909, was 12,313, and dwellings, capable of re-housing 12,496 persons have been completed, the principal improvements and the number of persons for whom accommodation had been provided up to 31st March, 1909, being as follow: Blackwall Tunnel, 1,464; Kingsway and Aldwych, 3,788; Rotherhithe Tunnel, 1,990; Thames Embankment Extension and Westminster Improvements, 2,368; Long Lane and Tabard Street (Bermondsey), 400; Mare Street, Hackney, 606; York Road, Battersea Rise, Garratt Lane, and Merton Road, 536; Nine Elms Lane, 238; Fulham Palace Road and High Street, Fulham, 220; and Greenwich Generating Station, 220.

LONDON COUNTY COUNCIL WORKING CLASS DWELLINGS AND LODGING HOUSES.

ANALYSIS OF ACCOUNTS FOR YEAR 1908-9.

I.—Dwellings Completed.

Dwellings.	Accommodation (persons).	Persons in occupation 31st March, 1909.	Date of opening.	Gross rental.	Expenditure. Maintenance and management.	Expenditure. Interest and sinking fund.	Result of year's working. Surplus (+) Deficiency (−).	Unspent accumulations in repairs and renewals fund on 31st March, 1909.	Accumulations of sinking fund to 31st March, 1909.	Capital expenditure to 31st March, 1909.
Housing of the Working Classes Act, 1890. Part I.				£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Boundary Street estate, Bethnal Green and Shoreditch	5,380	4,740	1895 1900	26,356 4 6	12,095 16 10	11,802 0 0	+ 1,519 13 6		31,905 17 11	337,536 6 0
Cable Street dwellings, Stepney	800	615	1896 1901	2,955 4 0	1,230 19 7	1,499 16 4	+ 167 11 4		4,375 17 2	41,252 3 7
Shelton Street dwllngs, Holborn	284	231	1896	1,558 12 0	569 13 4	872 18 6	+ 60 17 8		3,014 15 0	24,392 7 5
*Millbank estate, Westminster	1,536	1,065	1899-1902	6,562 4 2	2,735 2 4	2,948 10 10	+ 1,159 19 10		4,912 8 3	82,268 11 8
Churchway estate, St. Pancras	832	617	1901 2	3,895 0 0	1,439 10 4	1,749 19 10	+ 667 5 0		2,422 3 6	47,676 14 0
Hardy cottages, Greenwich	306	165	1901	876 4 0	355 18 2	492 2 0	− 195 13 2		693 9 11	13,298 9 0
*Duke's Court dwllngs, Wstmnstr	458	369	1902	1,813 10 0	685 4 6	861 10 10	+ 241 19 1		1,131 5 2	23,393 16 1
*Russell Court dwllngs, Wstmnstr	293	226	1903	1,139 9 6	401 9 5	601 18 6	+ 115 0 10		591 19 5	15,950 6 7
*Preston's Road estate, Poplar	269	128	1904	821 13 9	315 16 11	497 9 2	− 303 9 7		398 6 8	12,846 11 6
St. Luke's dwellings										
Wenlake bldngs, Finsbury	496	386	1905	1,924 7 0	724 2 1	966 17 4	+ 200 13 1	15,819 14 7	604 4 11	24,774 2 7
Chadworth bldgs, Finsbury	720	542	1907	3,323 17 6	1,075 17 10	1,745 7 2	+ 128 11 7		595 14 9	43,482 4 1
Clerkenwell & Holborn dwllgs—										
Mallory buildings, Finsbury	164	124	1906	910 16 0	278 9 11	531 4 4	+ 73 12 3		228 7 4	13,099 2 3
Nigel buildings, &c., Holborn	1,260	856	1908	4,201 1 0	1,362 5 6	2,450 18 2	+ 65 0 1		403 12 8	84,422 4 7
Webber-row estate, Southwark	1,145	748	1906 7	4,859 14 11	1,864 9 0	2,089 1 3	+ 659 18 8		749 4 9	52,377 13 5
Dwellings on sites compulsorily appropriated for rehousing, on the working of which a deficiency was anticipated owing to the character or situation of the site.										
Brook Street dwellings, Stepney	308	205	1894, 1900	1,054 12 0	452 10 5	615 5 3	194 9 8		2,015 18 4	17,114 0 9
Goldsmith's Row cttgs, Shoreditch	141	96	1895	483 9 0	198 14 7	291 3 10	− 43 6 5		1,115 19 4	8,128 8 11
Hughes Fields cottgs, Greenwch	666	380	1895	2,049 12 2	736 2 6	1,409 1 2	− 740 11 6		5,529 16 8	39,476 1 1
Part II.										
Cranley buildings, Holborn	60	38	1897	288 12 0	114 2 11	128 11 2	+ 38 4 11		321 13 8	3,767 8 10
Borough Road dwllngs, Southwrk	400	267	1900	1,864 4 0	759 6 8	1,025 18 9	+ 30 15 7		1,923 13 11	29,014 4 1
Cobham buildings, Southwark	280	216	1900	1,131 13 0	475 3 1	560 5 9	+ 45 2 2	2,314 6 2	909 19 0	15,107 1 5
Ann Street dwellings, Poplar	630	408	1901 2	2,130 7 6	898 19 6	955 4 3	− 174 14 3		1,241 16 3	26,072 4 8
Sylva cottages, Deptford	144	88	1903	468 0 0	174 19 10	225 10 5	+ 52 6 0		238 11 10	6,053 7 7
Part III.										
Parker Street house, Holborn	345	334	1893	3,289 15 8	2,224 9 2	979 4 6	+ 4 15 0		3,909 6 6	26,909 9 0
Carrington house, Deptford	802	437	1903	7,587 7 8	3,673 7 7	2,160 5 7	− 1,739 4 0		2,114 3 1	57,136 17 7
Dufferin Street dwllngs, Finsbury	174	153	1892	629 4 0	357 5 6	229 3 3	+ 10 0 9		1,092 3 7	6,614 10 11
Green Street and Gun Street dwellings, Southwark	418	326	1897	1,784 18 0	747 12 8	870 6 5	+ 107 7 5		2,552 13 4	24,934 18 4

* Proportion.

I.—Dwellings Completed—(*continued*).

Dwellings.	Accommodation (persons).	Persons in occupation 31st March, 1909.	Date of opening.	Gross rental.	Expenditure. Maintenance and management.	Expenditure. Interest and sinking fund.	Result of year's working. Surplus (+) Deficiency (−).	Unspent accumulations in repairs and renewals fund on 31st March, 1909.	Accumulations of sinking fund to 31st March, 1909.	Capital expenditure to 31st March, 1909.
Housing of the Working Classes *Act, 1890—Part III.—contd.				£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Millbank estate, Westminster	230	160	1899-1902	982 12 6	357 2 11	463 19 5	+ 151 4 11		775 4 6	12,947 13 10
Holmwood buildings, Southwark	72	42	1900	388 4 0	174 12 6	182 11 1	− 49 1 1		350 18 8	5,227 13 6
Totterdown Flds. estate, Wdswth	5,788	2,853	1903 8	17,269 7 0	5,761 12 6	9,684 4 9	+ 329 4 0		6,078 19 7	277,195 17 9
* Preston's Road estate, Poplar	1,035	491	1904	3,161 10 3	1,215 4 11	1,504 3 4	− 757 16 5		1,254 3 0	39,069 5 9
* Hughes Fields dwellings, Deptford and Greenwich	440	239	1904	1,275 5 0	489 9 1	677 8 1	− 320 0 1	10,592 8 7	472 3 3	17,229 19 5
White Hart Lane estate, Tottnhm	3,196	1,174	1904-8	5,687 2 9	1,527 14 2	4,009 17 7	− 443 0 0		1,917 0 1	132,919 14 2
Wessex buildings, Islington	1,050	759	1904-5	4,141 18 0	1,601 7 10	2,234 4 7	− 13 17 11		1,824 7 10	57,879 3 1
Norbury estate, Croydon	1,192	410	1906-8	3,356 8 0	1,085 19 11	2,115 3 1	− 613 9 0		682 4 3	64,680 14 8
Caledonian Rd. estate, Islington	1,384	898	1906	5,780 11 0	2,102 7 0	2,660 13 0	− 246 2 3		1,547 1 4	68,923 15 11
Briscoe buildings, Lambeth	718	322	1906	2,640 0 6	903 15 11	1,412 8 0	− 544 18 5		643 15 4	35,057 8 0
Total—Dwellings completed	33,417	20,750	—	128,642 12 4	50,816 16 11	63,504 7 6	− 600 10 1	28,726 9 4	90,547 0 9	1,788,230 17 0
Interest on cash balances	...	...	...	...	...	...	+ 147 9 7	...	...	...
Dividends on repairs & renewals fund	...	...	...	...	...	...	...	3,455 6 8	...	...
							− 453 0 6	32,181 16 0		
Improvement Acts.										
Battersea Bridge bdgs, Battersea	286	200	1901	1,235 3 6	480 17 3	630 15 10	− 48 17 7		890 2 9	17,054 7 8
Cotton Street dwellings, Poplar	360	185	1901	1,190 1 0	482 16 5	519 7 7	− 143 12 0		809 12 5	14,168 12 5
Durham buildings, Battersea	536	312	1904	1,697 16 0	656 17 5	1,053 1 1	− 326 0 9		871 9 7	27,064 13 0
*Duke's Court dwllngs, Wstmnstr	152	123	1902	604 10 0	228 8 3	287 3 6	+ 80 13 1		377 1 6	7,797 18 8
*Russell Court dwllngs, Wstmnstr	97	75	1903	379 16 6	133 16 5	200 13 0	+ 38 6 10		197 6 9	5,316 15 6
Herbrand St. dwllngs. Holborn	680	543	1904	2,767 14 0	1,023 19 5	1,304 5 10	+ 399 2 3		1,143 1 3	33,656 2 2
Bruce House, Westminster	698	673	1906	8,067 1 1	4,458 8 4	2,163 8 11	+ 787 15 1		863 16 10	54,159 3 1
Bourne estate, Holborn	2,642	2,058	1902 4	13,335 13 6	4,670 0 9	7,260 15 4	+ 731 6 5		6,522 8 0	192,524 15 6
*Millbank estate, Westminster	2,664	1,847	1899 1902	11,381 6 4	4,136 13 10	5,113 17 5	+ 2,011 17 0		8,519 18 11	142,684 11 8
Swan Lane dwllngs, Bermondsey	1,270	783	1902-4	4,108 0 0	1,677 11 9	2,333 5 9	− 1,158 13 2		2,014 11 3	60,869 17 6
Valette buildings, Hackney	416	256	1905	1,675 14 0	627 0 1	826 5 8	+ 97 9 0	14,492 12 9	464 2 7	21,172 11 1
*Hughes Fields dwellings, Deptford and Greenwich	220	120	1904	637 12 6	244 14 7	338 14 0	− 160 0 1		236 1 5	8,614 19 8
Bearcroft buildings, Fulham	220	87	1906	748 7 6	156 5 3	430 4 6	− 128 13 6		133 19 7	10,260 12 9
Dwellings on sites compulsorily appropriated for rehousing, on the working of which a deficiency was anticipated owing to the character or situation of the site.										
Council buildings, Poplar	240	125	1894	797 0 0	330 6 9	605 9 11	− 389 4 2		2,448 8 4	17,041 7 0
Westview, &c., cottgs, Greenwich	464	299	1894	1,307 16 0	528 19 1	1,190 7 8	− 478 6 6		4,781 3 8	33,456 4 2

* Proportion.

I.—Dwellings Completed—(*continued*).

Dwellings.	Accommodation (persons).	Persons in occupation 31st March 1909.	Date of opening.	Gross rental.	Expenditure. Maintenance and management.	Expenditure. Interest and sinking fund.	Result of year's working. Surplus (+) Deficiency (−).	Unspent accumulations in repairs and renewals fund on 31st March, 1909.	Accumulations of sinking fund to 31st March, 1909.	Capital expenditure to 31st March, 1909.
Improvement Acts—contd.				£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Idenden cottages, Greenwich ..	400	232	1896	1,133 12 6	422 8 10	671 18 11	+ 2 15 3		2,328 0 8	18,656 10 6
Barnaby buildings, Bermondsey	400	314	1904	1,430 0 0	621 11 3	760 14 1	− 37 9 5		550 12 6	19,391 17 1
Brightlingsea buildings, Stepney	340	215	1904	1,088 16 6	439 9 6	578 8 11	− 166 4 5		421 6 9	14,671 5 10
Berkesbourne buildings, Stepney	380	274	1907	1,240 4 0	482 0 11	776 6 5	− 70 18 4		228 15 2	18,791 17 8
Darcy buildings, Hackney	190	145	1904	743 1 6	286 8 10	428 16 11	− 53 1 9		328 4 8	10,991 12 3
Wandsworth Rd. bldgs., Lmbtn.	238	163	1905	919 2 0	352 16 1	500 11 10	+ 40 10 7		326 4 3	12,903 1 3
Total—Dwellings completed	12,893	9,029	—	56,488 8 5	22,441 11 0	27,974 13 1	+ 1,028 13 10	14,492 12 9	34,456 8 10	741,248 16 5
Interest on cash balances ..							+ 127 7 7			
							+ 1,156 1 5			
Dividends on repairs & renewals fund	...	...	...	...	...	...	—	1,339 5 8		
							+ 1,156 1 5	15,831 18 5		

II.—Dwellings in Course of Erection.

Housing of the Working Classes Act, 1890										
Part I.	—	—	—	—	25 0 0	775 0 2	− 800 0 2	—	—	—
Part III.	—	—	—	—	—	461 15 10	− 461 15 10	—	—	—

III.—Estates in Course of Development.

Housing of the Working Classes Act, 1890—Part III. .	—	—	—	491 6 4	733 11 6	4,124 5 1	− 4,407 8 11	—	9,199 11 10	144,729 5
Total for all dwellings and estates in course of development ..	46,310	29,779	—	185,622 7 1	74,016 19 5	96,840 1 8	− 4,966 4 0	48,013 14 5	134,203 1 5	2,674,208 18 10

II.—HOUSING IN THE CITY.

The Corporation of London have erected Artisans' Dwellings in the City as under, viz:—

Under the Artisans' and Labourers' Dwellings Act, 1875, are situated on a site in Stoney Lane, Middlesex Street, which was cleared between 1877 and 1879. The site covers 79,198ft., or nearly two acres, and five separate blocks of dwellings have been erected, at a total cost of £201,415. Each of the blocks is five storeys high, counting the ground floor, and altogether they contain 241 tenements. Under two of the blocks are 20 shops, with 34 rooms at the rear, and this brings the total number of habitable rooms, exclusive of the shops, up to 535. The rents are as follow:—Large shop, with basement and one room, 28s. per week; shop, with basement and two rooms, 25s; small shop, with basement and one room, 16s.; shop and basement, 13s.; three-room tenements, 8s. 6d. to 11s. 6d. per week; two-room tenements, from 6s. to 9s. per week; and one-room tenements, 4s. to 5s. per week. Rentals, in the year 1908-9, amounted to £5,918, against an expenditure of £5,155, including £1,811 interest on loan. There was thus a balance of £763 in favour of the account.

Tower Bridge Buildings, in Dockhead, were taken on lease by the Corporation for 25 years. They are of the model dwelling style, and comprise basement, ground, and four floors. The area of the site is approximately 6,830 square feet, the buildings covering about 4,720 square feet. Excluding the shops on the ground floor, the dwellings consist of 70 rooms, divided into 31 suites of one, two, and three rooms, providing accommodation for about 30 families. The weekly rents range from 9s. 6d. to 3s. 6d. The rents for the year 1908 amounted to £845, and the outgoings to £1,070, leaving a deficit of £225 to be made up from the funds of the Bridge House Estates.

Viaduct Buildings stand on a site which, with a covered yard, is 8,400 square feet. They are four floors high, including the ground floor, and contain 40 dwellings, each with parlour, scullery, w.c., &c., and one bedroom. The number of persons occupying the dwellings is 178. The total rentals for 1908 amounted to £780, the rents charged ranging from 8s. 6d. to 6s. per week.

The dwellings erected voluntarily by the Corporation in Farringdon Road were built in 1865, at a cost of £54,568, and extended in 1880, at a cost of £5,199. The area of the site is about 26,800ft. super. The buildings are six floors high, including ground floor, and contain 12 shops, each with parlour, scullery, w.c., &c., and two bedrooms; 84 dwellings, each with parlour, scullery, w.c., &c., and two bedrooms; and 84 dwellings, each with parlour, scullery, w.c., &c., and one bedroom. The total number of persons accommodated is 833. The rents per set of rooms range from 4s. 6d. to 7s. 6d. per week, and the total rentals for 1908 amounted to £3,893.

III.—THE BOROUGH COUNCILS.

Battersea.—The Council has built, by direct labour, tenements and houses, on the Latchmere Estate, for 315 families of the working classes. Each house or tenement is self-contained, is wired for electric light, 1d. in the slot at 4d. per unit, and is provided with combined food cupboard and dresser, and ample shelving, with patent combined kitchen-range, copper, and bath arrangements, and back garden. The walls are of hard stock bricks, the fronts faced with picked stocks, with red hard courses and quoins to the windows. The roofs are of Welsh slate, capped with red tiles. Wages paid by the Council were:—Plumbers and plasterers, 11d. per hour; carpenters, bricklayers, electricians, and masons, 10½d. per hour; lathers and painters, 9d. per hour; scaffolders, 8d. per hour; labourers and watchmen, 7½d. per hour. Forty-eight hours was a week's work. The price of the building worked out at under 7d. per foot cube, or £78 per room, not counting the bathroom-scullery, with an area of 75 square feet. The houses are supplied with water by an artesian well, 456 feet deep, sunk on the estate. The average cost of electric light to the tenants is 1¾d. per night in winter, and ¾d. in summer. Streets and buildings cover nearly eight acres, while nearly four acres are reserved for a recreation-ground.

On the Town Hall Estate there are 14 houses containing two three-room tenements each, and four houses containing two two-room tenements each, fitted up similar to those on the Latchmere Estate. Wood block flooring, however, is provided on the ground floors. The last financial returns were as follows: Latchmere Estate, receipts £7,904; expenditure (including interests and repayment of loans) £8,160, deficit £256. Town Hall Estate, receipts £792; expenses £884; deficit £82. When the repayments are balanced against this the result is that they may reasonably claim to be self-supporting. The houses are divided into three distinct types, viz., four-room tenements, three-room tenements, and five-room houses. The height of all rooms is 8ft. 9in. clear, and each tenement has its own separate entrance and back garden.

Bermondsey.—The Borough Council, under Part II. of the Housing Act, 1890, has erected four blocks of model dwellings capable of accommodating 980 persons in 490 rooms on the Fulford Street and Braddon Street area. These dwellings were constructed from competitive designs, adjudicated upon by the Vice-President of the Royal Institute of British Architects. They are on the balcony system, and cost £83 per room, or 8¾d. per foot cube.

Camberwell.—Two schemes have been undertaken by the Council under Part III. (Sections 57 and 59), one in Camberwell for reconstructing an insanitary area and the other in Grove Vale, Dulwich, for providing new dwellings.

At Grove Vale a plot of land, about eight acres in extent, was purchased for £5,400, after setting aside a portion for public improvements. Ninety-five houses have been erected giving 183 tenements. The scheme is completed, and the total cost of the site and the houses is over £60,000. The estate is quite self-supporting, after setting aside the unnecessarily liberal proportion for repairs fund as required by the London County Council as a condition of the loan.

The financial results show a surplus at March, 1909, of £1,372 19s. after paying all working expenses, with interest and repayment of loans and £554 16s. per annum set aside as a repairs fund. Empties last year were £11 and arrears nil, on a rental of £4,977. The repairs fund already contains £1,702, and the accumulated surpluses of this Dulwich scheme will amount to £4,474 in 1914-15, thus meeting the deficit on the acquisition and improvement of the Hollington Street insanitary area.

The total outlay of the Council on all its housing schemes is over £120,000.

Chelsea.—The Council bought Onslow Dwellings in 1901, and, in Beaufort Street near Battersea Bridge, also purchased, about six years ago, a cleared site, some 1·6 acres in extent, and has erected artisans dwellings thereon. These dwellings consist of five blocks of six-storied houses, known as Sir Thomas More Buildings, and contain 261 tenements, with 579 rooms, costing £89, or 8¾d. per foot cube. A drying-room, day and night hot water supply, including boiling water for kettles, and eight bathrooms are also provided. All partitions are of fire-proof material 2½ inches thick, and the walls are finished with distemper. The floor area is 240 square feet for one-room, 372 and 384 square feet for two-room, and 525 square feet for three-room tenements. In 1905-6 the Council erected Pond House upon the site of Nos. 21-31, Pond Place.

The Council are erecting working-class dwellings upon a site in Grove Cottages, Manor Street, Chelsea, which site was given to the Council by the freeholder, the Rt. Hon. Earl Cadogan, K.G.

Hackney.—The intention to erect tenement dwellings in Urswick Road has been abandoned.

Hammersmith.—In November, 1903, three blocks of eight tenements for 24 families were opened in Yeldham Road. The rooms are lighted by electricity from the adjacent works. The buildings, the total cost of which was £5,954, were built on vacant land.

Hampstead.—A site was acquired in Lower Cross Road, at the corner of Upper Park Road, and three blocks of dwellings, with accommodation for about 250 people, have been erected and are occupied. The sets of rooms are self-contained, each having its own scullery, water-closet, &c.

St. Marylebone.—The Borough Council has provided 52 tenements of various sizes on a site in John Street. The London County Council sanctioned a loan of £12,265 for the buildings on the condition that the Borough Council set aside £103 a year as a repairs fund. The buildings were completed in March, 1905. They consist of seven stories in red Ibstock facings, relieved with picked Fletton bricks, which are largely used throughout and set in Portland cement mortar. The back part of the roof is flat and used as a drying ground. Entrance halls, corridors, staircases, landings and wash-houses, are of glazed brickwork from floor to ceiling. There are two wash-houses, each with two washing troughs on each floor, with dust galleries for sanitary dustbins between. There were very many more applicants than tenements. The Improvements and Housing Committees submitted a scheme, under Part II., in relation to an area known as the Devonshire Place area, but owing to various circumstances it has not yet been proceeded with.

St. Pancras.—The London County Council, under Part I. of the Housing Act, has cleared the area known as Churchway, and erected model dwellings thereon. The Borough Council, under Part II., decided to deal with four other areas—the Brantome Place, Prospect Terrace, Chapel Grove, and Eastnor Place areas. Brantome Place area has been demolished, and model dwellings erected known as Flaxman Terrace. These new buildings have a frontage of 360ft., and are six storeys high, including half-basement and attics. The half-basement is made attractive by a long slope planted

with evergreens. The buildings contain 48 three-room tenements and 36 two-room tenements, with total accommodation for 432 persons. Each tenement is self-contained, having its own scullery and w.c., and is entered from a lobby to secure privacy. The combined kitchen and scullery for each tenement contains a washing trough, a copper, a larder, a dresser, a coal bunk, a gas cooker and a double-faced range. By lifting up a shutter in the middle of the range the fire can be transferred into the living-room. Each bedroom has a dress cupboard with shelves and pegs. The buildings are lighted with incandescent gas. The basement of the superintendent's lodge is available as a drying room for clothes at a small charge. At the rear of the buildings is an open space averaging 50ft. wide. Perambulator and bicycle sheds are available at a small charge. Rents range from 6s. 6d. to 8s. 6d. a week for two-room tenements, and from 9s. 6d. to 11s. 6d. for three-room tenements. The average area of living rooms is 160ft., of the bedrooms of the two-room tenements 129ft., and of the three-room tenements 102 to 108ft. The total cost of the buildings, exclusive of land, was £22,000. Prospect Terrace area has been demolished, and new blocks of model dwellings are approaching completion at a cost of £19,000. The buildings consist of a block of six storeys, including half basement and attic storeys, and comprise 36 three-room tenements and 34 two-room tenements. Each tenement has a separate scullery and w.c., and is entered from a lobby so as to give absolute privacy to the tenants. The scullery, is completely equipped as a kitchen, with washing trough, independent copper for washing clothes, larder, dresser, coal bunk, gas cooking range and double-faced range, the fire of which can be transferred to the sitting-room by the movement of a shutter. The Council has also erected working-class dwellings in Great College Street. The site extends to 15,404ft., and the buildings accommodate 332 persons. Each tenement is self-contained, having its own washhouse, copper, and sanitary conveniences, and a small covered balcony on which a dustbin stands. The contract for the erection of the buildings amounted to £17,734, but to this must be added the cost of the site, viz., £6,500. Model dwellings are also proposed to be constructed on Chapel Grove and Eastnor Place areas. In the first case accommodation will be provided for 400 persons in the place of 501 who will be displaced by the execution of the scheme, while in the latter case, 100 persons will be re-housed, 189 being displaced.

Shoreditch.—The Shoreditch Vestry cleared a large insanitary area in Moira Place, displacing 533 persons. Artisans' dwellings were erected in 1899, capable of rehousing 400 people, and further blocks of dwellings, with shops, have been erected for another 148 persons. Under Part III. of the Act the Council has also purchased an estate at Haggerston, and intends developing it for housing purposes.

Stepney.—Two schemes under Part II. were inaugurated by the late Limehouse Board of Works, the sites being practically cleared before the Council came into existence. The Queen Catherine Court scheme was sanctioned at the end of 1893. The number of persons displaced was 133. The area of the whole site is about 9,000 super. feet, and a block of dwellings ("Edward Mann Buildings") has been erected on 6,000 super. feet, and the remainder of the site has been let as a store. These dwellings accommodate 128 persons. The Council has also purchased under the provisions of Part III. of the Housing of the Working Classes Act, 1890, seven private houses adjoining the area in Dorset Street and Brunswick Place, which the Council let as workmen's dwellings.

The King John's Court scheme was formally commenced on the 11th July, 1894, when the Limehouse District Board of Works passed a resolution directing a scheme to be prepared with reference to an area having 8,500 super. feet abutting on Limehouse Causeway. The scheme was approved by the London County Council in May, 1896, and, after holding a local inquiry, the Local Government Board confirmed on 20th December, 1899, an Order made by them. As the Order of the Local Government Board only authorised the Borough Council to erect dwellings to accommodate 56 persons, a further Order was obtained from the Board on the 30th September, 1903, appropriating the land forming the site of the dwellings for the purposes of Part III. of the Housing of the Working Classes Act, 1890. Artisans' dwellings, named Potter Dwellings, were erected on the area to accommodate 132 persons, and were opened on 11th March, 1904.

Westminster.—The Westminster City Council purchased a site from the Ecclesiastical Commissioners, with a frontage to Regency Street of 305 feet, to Page Street of 175 feet, and to Vincent Street of 228 feet, containing a superficial area of nearly 1½ acres. Three parallel blocks, known as Norfolk House, Probyn House, and Jessel House, have been built, six storeys in height, including half-basement and attic storeys. There are two roadways, or playgrounds, 40 feet wide between the blocks, at the ends of which arcading has been constructed to connect the buildings, so as to form continuous and

artistic frontages. The buildings house about 1,600 persons, there being 793 rooms divided into 342 tenements. The rents include chimney-sweeping and the free use of venetian blinds, baths and hot water supplies, and drying-room. The cost of the land and buildings has been approximately £95,000, or about £5,000 less than the architects' original estimate, and the rents are adjusted to a scale that will, after providing for a sinking fund to repay the total outlay on the buildings in 60 years, and on the land in 80 years, give a nett return on the expenditure of 3¾ per cent. per annum. The scheme is therefore self-supporting, ample provision having been made for all outgoings. The dwellings are occupied only by members of the working classes principally employed, at low wages, within the City of Westminster. The one, two, and three-room tenements are on the associated principle, but the four-roomed are self-contained.

In July, 1906, there were opened the City of Westminster Dwellings, Marshall Street, Golden Square, W. The building is five storeys in height, and has a total of 20 tenements, containing 50 rooms. The rents are higher than in Regency Street, owing to the greater value of the land.

Woolwich.—Twenty-five dwellings have been erected by the Council in Barge House Road and the Manorway, North Woolwich, under the provisions of Part III. of the 1890 Housing Act. The whole scheme has cost £8,883 19s., exclusive of the site, which was previously in the possession of the Council. Each building contains a large living-room, with a scullery at the rear on the ground floor, containing a bath, and three good-sized bedrooms upstairs. There are two houses at 10s. per week, seven at 9s. per week, nine at 8s. 6d. per week, and seven at 8s. per week.

PROVINCIAL CITIES AND TOWNS.

In considering the housing work done outside London it will be convenient to deal first with the various clearance and improvement schemes, and afterwards with the various schemes for building new dwellings.

CLEARANCE AND IMPROVEMENT SCHEMES.

In connection with street improvements, housing schemes have been carried out in Bath, Bristol, Carlisle, Hull, Keighley, Manchester, Norwich, and Plymouth, necessitating the erection of about 250 cottages in place of dwellings demolished. Under Local Improvement Acts much work has been done at Glasgow, Liverpool, and Douglas (Isle of Man).

Liverpool.—Under the Liverpool Sanitary Amendment Act, 1864, in which year it is estimated that no less than 22,000 structurally insanitary houses existed in this city, the medical officer of health is empowered to report to the Council that certain houses (specifying them) are unfit for human habitation and ought to be demolished, which report is subsequently brought before the Grand Jury at Quarter Sessions. Their decision in favour of demolition is called a "Presentment." The City Council has in the past made very extensive use of this Act, but as a large site for rebuilding cannot always be assured by this method of procedure, it has in recent years adopted several "Schemes" under the Housing of the Working Classes Acts. Up to the end of the year 1907 the number of houses remaining to be dealt with was about 4,850, whilst the total amount expended was as follows:—Housing, £524,350; Demolition, £353,656.

Glasgow.—The Glasgow Improvements Act, 1866, created an Improvement Trust which has been administered by the city council. The scheme comprised the acquisition of 88 acres in the centre of the city, including the Salt Market, High Street, Trongate, Bridge Gate, &c. The houses were old, dilapidated, and insanitary, and the wynds and closes narrow and irregular. The population of the area was about 51,000, densely crowded, and living in an insanitary condition. Thirty new streets have been formed, and 26 streets widened, occupying about 23 acres formerly covered with houses. Two filthy streams which run through the district have been covered in; the Alexandra Park has been acquired and laid out, and since 1889 the Corporation itself, as Improvement Trustees, has built dwellings upon the various sites. Building by municipal rather than private agency was only adopted for six lodging-houses until 1889, when inadequate prices for land let on lease compelled the Corporation to begin the erection of block dwellings.

The Glasgow Improvements Act, 1897, authorises further improvements, including the purchase of 25 acres of land, within or without the city, as sites for workmen's dwellings.

A new improvement rate, limited to 1½d. in the £, is authorised to be imposed equally on landlord and tenant. The increasing revenue from rent-producing properties has enabled the Improvements Committee to provide a sinking fund to repay all loans within 60 years, and to reduce the rate last year to ½d.

The purchase and improvement of lands and buildings have involved the expenditure of £2,000,000, and new buildings have cost over £100,000. Property has been sold and feu duties created to the value of £1,000,000, and the municipality holds property valued at £880,000. The amount drawn from the rates in 30 years is about £600,000. The total revenue for the year ended 31st May, 1906, was £105,462 13s. 2d., and the expenditure £103,445 13s. 8d., showing a nett surplus of £2,016 19s. 6d.

Birmingham—Great Improvement Scheme.—This Corporation carried out several schemes under the Artisans' and Labourers' Dwellings Acts, 1875. The first area dealt with was 93 acres in extent, from New Street on the south, to Aston Road on the north. The houses were old and dilapidated, and the death rate double that of the healthiest part of the borough. The estimated expenditure was as follows:—Cost of purchasing properties, £1,310,000; street making, £34,000; total, £1,344,000. Less value of surplus land, £794,000. Nett cost, £550,000. One of the streets formed on the area is Corporation Street, 1,484 yards long, about 22 yards wide. The Corporation did not acquire all the properties. It purchased about 45 acres and 1,867 dwelling-houses out of 3,744 upon the area. About 1,200 were taken down; the remainder were repaired and put in sanitary condition by removing buildings where too crowded, rebuilding conveniences, paving yards, providing proper system of drainage, &c. The greater portion of land acquired has been let on building lease, 75 years, for shops and other premises. The ground rents produce about £45,902 per annum, and the rents of premises left standing on the uncleared portion of the land amount to £16,514 per annum gross. The Corporation acquired other areas not so centrally situated, and has provided thereon 103 cottage dwellings, which have been built under the Housing Act of 1890.

Greenock.—The Corporation of this town carried out an extensive scheme under the Artisans' Dwellings Improvement Act, 1875, and as the land was unsuccessfully offered for sale, they had to build dwellings themselves. The total cost of the scheme was about £205,000, of which £72,500 was expended on new buildings. The debt has now been reduced to £172,357.

Swansea.—Under the same Act this Corporation carried out an improvement scheme at a cost of £128,540 for demolishing insanitary areas. The land was offered for sale or lease, as it was said that local builders would provide for those displaced. On part of the area a public library and some houses of a good class were erected. The nett cost of the scheme is about £3,400 a year.

Wolverhampton.—This Corporation re-arranged or demolished 16 acres of slums in the centre of the town. The expenditure was £231,948, but the property resold met half this amount, and the charge on the rates last year was £5,798. It was stated that private enterprise would provide sufficient accommodation, but the working classes are finding a scarcity of good houses, and a small model scheme for 50 new dwellings on the flat system has now been carried out by the Council under Part III. of the Act of 1890.

Douglas.—The Council has spent £55,000 on clearance schemes, and £16,000 on three blocks of artisans' dwellings. Other new dwellings are to be erected. Scheme for seven two-flat houses now before Legislature. Ground floor: Living room, three bedrooms, scullery, bath, &c.; proposed rental 6s. per week clear. Upper flat: Living room, five bedrooms, scullery, bath, &c.; proposed rental, 7s. 6d. per week clear; separate entrance door to each flat. Cost of the seven houses (fourteen flats), estimated, £3,000; land, £1,000.

Under the Artisans' and Labourers' Dwellings Acts, 1851 to 1882, some large unhealthy areas were cleared in Birmingham, Greenock, Nottingham, Swansea, and Wolverhampton.

IMPROVEMENT SCHEMES UNDER PART I.

Of the Act of 1890 resemble very closely those under the Artisans' and Labourers', &c., Acts, with the exception that in most cases the local authorities have themselves provided a larger amount of new accommodation. The cost of purchasing slums has been somewhat less owing to the improved terms of compensation under Sec. 21 of the Act of 1890.

Bath.—Lampards Buildings have been cleared, and 34 houses, containing 38 dwellings, situate in the upper part of the city have been erected. Nearly all are tenanted. The rents are collected weekly, and give very little trouble. This has been rather a costly scheme owing to compensations to owners of property and other charges, also owing to the fact that retaining walls had to be erected to support properties, &c., as the site is upon a very steep gradient. A wonderful improvement in the neighbourhood has been effected. Cost of erection of houses, £7,200; compensations, purchase of old properties, erection of retaining walls, street works, &c., &c., £9,500; total capital outlay, £16,700.

Birkenhead.—Cleared 2⅝ acres of land and 338 houses, and built 18 cottage dwellings and 88 tenement dwellings. Twenty-two double tenements are in course of erection at Tunnel Road and Egerton Street, at an estimated cost of £8,006.

Birmingham.—Cleared slums in Milk Street, and built 61 two-storey flats.

Brighton.—Cleared areas in Cumberland Place, St. James's Street, and Spa Street, at a cost of £105,892, less £15,587 received for land sold.

Devonport.—Cleared areas in James Street and Ordnance Street, and covered them with 105 tenement houses. Capital cost £48,277.

Leeds.—Carrying out scheme for clearing 75 acres. Cost £500,000.

Manchester.—Cleared Oldham Road and Pollard Street areas, five acres, costing about £107,006. Displaced 1,870 persons, and rehoused 1,824, at a cost of £113,922. Death-rate of district materially reduced.

Plymouth.—Cleared 7,973 yards and displaced 813 persons, at cost of £34,667. Built blocks and flats to house about 1,600 persons, at total cost of £73,260 excluding land. Income £3,547. Expenditure £1,691, in addition to capital charges.

Portsmouth.—Cleared 3,136 yards for £4,000, and sold site for £610.

Prescot.—Borrowed £6,000 for clearance scheme for 80 years under Act of 1903, and carried out some of the work. In 1905 another sum of £1,750 was borrowed for completing the work.

Salford.—Cleared areas displacing 1,459 persons. Built municipal lodging-house for 285 persons, with block dwellings and cottages to house a total of 3,170 persons. Total capital expenditure £281,927, involving a subsidy of £4,546 from the rates.

Sheffield.—Cleared the Crofts area of about five acres, at a cost of £111,269, and built 181 dwellings on part of the site, at a cost of £36,428, excluding £4,153 housing valuation of the site included in above.

Southampton.—Area of about three acres cleared, and lodging-house and artisans dwellings, flats, and cottages erected at total cost of £77,462.

Stretford.—Cleared area and built 20 double tenement houses.

Sunderland.—Cleared area at cost of £2 14s. 1d. per yard. Built 48 two-roomed dwellings at 3s. 9d. and 4s. per week, and 36 three-room dwellings at 4s. 9d. and 5s. per week.

Wigan.—Cleared area. Built 160 cottages, and sold them recently.

ACTION UNDER PART II.

Schemes under Part II. have been very few in number.

Three schemes carried out at Manchester were:—

Chip Town, area 1¼ acre, acquired almost entirely by agreement, and 318 persons displaced at a cost of £15,141.

Pott Street area, 1¼ acre, acquired with 127 houses and 299 persons displaced at a cost of £14,621.

Harrison Street area, ¾ acre, acquired with 79 houses and 250 persons displaced at a cost of £5,147.

In addition to these schemes, however, a number of local authorities have tried to close or demolish unhealthy dwellings under Secs. 32 and 38 of the Act of 1890. Unfortunately the cumbrous and ineffective procedure has crippled much of their work, and it has been practically impossible to get unhealthy houses compulsorily demolished. It is to be hoped the new Act will make for improvement.

DWELLINGS BUILT BY LOCAL AUTHORITIES.

The workmen's dwellings built by local authorities may be divided into two groups:

1. Those provided on or near the area dealt with by one of the foregoing improvement schemes to house a part of the displaced population. The money required in such cases has been generally included in the loans before mentioned, but in some cases the dwellings have been built by adopting Part III.
2. Those provided under Part III. of the Act of 1890 on new sites acquired for the express purpose, and mainly with a view to increase the general accommodation of districts where there has not been a sufficient supply of healthy houses.

The Tables which follow have been adapted by permission from the "Housing Handbook."

The dwellings erected have been of five types, as follow:—

1. Common lodging-houses, with either bunks or cubicles.
2. Block dwellings four or five storeys high.
3. Tenement houses of three storeys.
4. Cottage flats in two-storey self-contained dwellings.
5. Cottages of various sizes, self-contained, with gardens.

The municipal dwellings erected include common lodging-houses, block dwellings, tenement houses, cottage flats, and cottages. Appended are details as to number, cost, and financial working of the municipal lodging-houses brought up to date:—

Town.	Beds.	Total Cost.	Cost of building and furnishing per head.	Charge per Night.
		£	£	
Aberdeen	261	18,363	70	5d.
Belfast (1902)	222	12,310	55	6d.
Croydon	84 men 17 women	7,435	71	men 6d., women 5d.
Darwen (1898)	110 men 20 women	7,920	61	5d.
Glasgow—seven (1871-1879) ...	2,166 men 248 women	107,000	39	3d. and 5d.
Huddersfield (1880)	163 men 12 women 10 double	6,492	35	3d. and 5d. 5d. 6d.
Lancaster (1896)	99	750	Adapted.	4d.
Leith (1894)	200	8,833	41	5d. or 2/6 per week.
London—				
Parker Street, Drury Lane ...	345	23,159	67	6d.
Carrington House	802	54,937	68	6d.
Bruce House	698	45,329	65	6d. and 7d.
Manchester (1899)	363	25,252	65	6d., or 3s. week.
Salford (1894)	285	16,880	59	6d. or 2s. 9d. week.
Southampton (1899)	181	15,837	87	6d. or 3s. a week.

INCOME AND EXPENSES.

Town.	Receipts.	Expenses.	DETAILS OF EXPENSES.				
			Interest on Loans.	Repayment of Loans.	Working Expenses.	Repairs, &c.	Rates, Taxes, & Insurance
	£	£	£	£	£	£	£
Aberdeen (2 years) ...	1,473	2,121	716	inclusive	1,345	inclusive	inclusive
Belfast (3 years) ...	1,784	1,876	279	169	972	370	93
Croydon (1 year) ...	750	918	223	62	495	62	76
Darwen (1 year) ...	497	990	225	217	470	19	59
Huddersfield (1 year) ...	1,055	1,364	124	—	657	490	93
Lancaster (3 years) ...	396	493	100*	—	317	54	22
Leith (1 year)	1,217	1,166	112	200	670	75	107
						inclusive	
London—							
Parker Street ...	3,208	3,203	776	203		2,224	
Carrington House ...	4,044	5,834	1,793	367		3,673	
Bruce House	7,410	6,621	1,817	346		4,458	
Manchester (1 year) ...	3,254	2,719	—	—	1,920	572	218
Salford (4 years) ...	2,326	2,329	466	—	1,583	256	223
Southampton (1 year)	1,871	2,083	440	88	1,242	52	261

* Rent paid to Corporation Committee.

The seven Glasgow lodging houses show receipts £13,282; working expenses, £9,237; nett return, £4,045; equal to £3 10s. 9d. per cent. on the original capital outlay.

Other lodging houses have been or are being provided at Blackburn, Bury, and Perth.

Glasgow Municipal Family Home.—The charges have been modified as follows:—

Widower and one child	... ...	.. 7s. 4d.	per week.
,, two children	... ...	... 8s. 10d.	,,
,, three ,,	... ...	... 10s. 0d.	,,
,, four ,,	... ...	... 11s. 6d.	,,
,, five ,,	... ...	... 13s. 6d.	,,

These charges include lodging for men and board and lodging for children. The tariff for board for adults is, breakfast, 2½d.; dinner, 4d.; tea, 3d. Nurses are provided without any extra charge.

The average daily number of inmates of the Home, computed for a period of three months in 1905, was 240, and this may be taken as roughly representing a general average.

The average income for three years was about £3,000, and the average expenditure was about £3,300.

Block Dwellings.—The favourite type of block building is four, five or more storeys high, and contains tenements of one, two, three, or four rooms, more or less complete as separate dwellings, packed together and piled up on a limited area, with no gardens and no separate yards, but with common passages and staircases, and an absence of all privacy outside the room door.

Each block is generally in charge of a caretaker or superintendent, and the common passages are sometimes lighted, cleaned, and controlled by him.

These block dwellings consist mainly of two classes: (1) Those which have the appurtenances, such as washhouses, sculleries, and w.c.'s, in common for several families, and (2) those which have their own separate appurtenances, and are self-contained in every respect except the approaches.

The following tables give particulars as to Block Dwellings erected by Large Towns outside London:—

Name of Council, Date of Erection, and Situation.	No.	Rooms in each.	Rent per Week.	Cost of Building.	Area of Site.	Estimated Value of Site.
Ireland.				£	Sq. Yards.	£
Dublin—						
Montgomery Street and Purdon Street	380	One	2 0 to 3 3	Total cost 70,000	—	
	64	Two	3 6 to 4 6		—	
	16	Shops	12 6		—	
Scotland, Part I.						
Edinburgh—	—	—	—	—	—	14,520* per acre.
(1897) High School Yards	24	One	2 7	10,545	1,310	1,000
	32	Two	3 6 to 4 3			
(1898) Tynecastle	24	One	2 0 to 2 6	9,015	2,758	1,500
	40	Two	3 6 to 4 0			
(1900) Tron Square	8	One	2 7	17,877	8,740	5,775
	97	Two	3 8 to 3 10			
(1901) Portsburgh Square	49	One	2 0 to 3 0	6,024	1,176	750
	12	Two	3 6			
(1902) Bedford Crescent	34	One	2 6 to 2 11	13,011	4,840	3,630
	53	Two	3 10 to 5 0			
	4	Three	5 0			
(1903) Potter Row	19	One	2 11 to 3 2	4,170	1,228	675
	12	Two	3 10			
Glasgow—	588	One	2 0 to 3 0	463,411 inclusive	—	£1 10 0 to £6 10 0 per sq. yd.
Glasgow Improvements Acts.	1,321	Two	3 2 to 5 2		—	
	257	Three	5 9 to 7 0		—	
	16	Four	—	—	—	
	241	Shops	—	—	—	

* Actual cost of land.

Name of Council, Date of Erection, and Situation.	No.	Rooms in each.	Rent per Week.	Cost of Building.	Area of Site.	Cost of Site.
England.				£	Sq. Yards.	£
Artisans' and Labourers', etc., Dwellings Acts.						
Douglas—	66	Four	4 0, 4 6, 5 -	10,900	2,200	4,800
Liverpool—	72	Two	2 6 to 3 6			
(1869) St. Martin's Cottages	36	Three	3 6 to 4 6	14,756	3,290	c3,173
	16	Four	4 9 to 5 6			
(1885) Victoria Square	21	One	1 9			
	162	Two	3 0 to 4 6	a57,952	9,000	*10,125
	86	Three	4 9 to 5 6			(22 6 sq.
(1890) Juvenal Street	45	One	2 0 to 2 9			yard.)
	54	Two	3 6 to 5 3	b13,121	2,538	*3,045
	2	Three	5 6			(24 0 sq.
Part I.						yard.)
Manchester—	43	One	2 6 to 3 0	60,577	7,779	*5,585
(1894) Oldham Road (No. 2 Block)	237	Two	3 6 to 5 0			(†97,481)
(1894) Pollard Street	5	One	2 6	26,220	3,383	*1,691
	130	Two	3 0 to 4 0			(†9,546)
Artisans' and Labourers' etc., Dwellings Acts.						
Nottingham—	16	One	1 3	14,000	2,400	
(1875) Victoria Buildings	14	One ½	2 3 to 2 6			
	26	Two ½	2 9 to 4 6			
	16	Three ½	3 6 to 4 0			
	12	Four ½	5 0			

* Nominal housing valuation. † Actual cost of land.

a Includes 12 shops. *b* Includes one shop. *c* Actual value.

Tenement Houses (Provinces).—Tenement houses usually consist of two and three-storey buildings arranged in rows like ordinary houses, and containing from two to six families in each house. They differ from block dwellings in the height and construction of their main walls, and also in the arrangement of the scullery, store, and w.c., which are generally part and parcel of each dwelling, and situated at the back of the other rooms. They are intermediate between the cottage and the block dwelling, but as a rule one main entrance serves for several families, who have to use a common back yard, and for all practical purposes no part of the premises can be considered private except the actual rooms occupied.

The following table gives particulars of the chief municipal tenement houses dwellings:—

Name of Council, Date of Erection, and Situation.	No.	Rooms.	Weekly Rent.	Cost of Building.	Area of Site.	Cost of Site.
				£	Acres.	£
Aberdeen—	46	One	2 0	15,209	2¼	2,700
14 houses, 128 tenements.	70	Two	3 0			
	12	Three	3 6		Sq. yds.	
Birkenhead—	2	One	2 6			
Mason Street & Green Lane	18	Two	4/0 to 4 6	7,411	—	767 S
	22	Three	4 6 to 5 0			1,060 R
Getley Street	20	Two	3 0 to 4 2	4,272	—	659 S
	8	Three	5 0			275 R
Egerton Street	9	Two	4 6	3,412	1,060	530
	9	Three	5			
Devonport—	23	Two	5 0 to 5 6	14,314	2,730	4,929
(1899-1902) James Street	16	Three	6 6 to 6 9			
(1902-3) Ordnance Street	3	Four	7 6			
	43	Two	3 0 to 5 6	18,486	4,909	10,548
	20	Three	6 6 to 6 9			
Leicester (1900)	18	Two	3 0 to 4 1½	6,804	2,824	1,232
	24	Three	4 0 to 5 1½			
Liverpool—	60	Two	2 3 to 2 9			
(1897) Gildart's Gardens	86	Two	3 6			
	2	Three	4 6			
(1904) Gildart's Gardens	31	One	2 0 to 2 6	32,164	9,003	*5,402
	22	Two	2 9 to 3 6			
	79	Three	4 0 to 4 6			
	9	Four	4 6 to 5 3			
(1901) Dryden and Rachel Streets	160	Two	3 0 to 4 0	26,631	5,943	*3,565
	16	Three	4 6			
	6	Four	5 6			
(1902) Kempston Street	38	Two	3 3 to 3 6	17,430	3,810	Subject to Annual Rent Charge.
	30	Three	5 0			
	11	Four	5 0			
(1903) Kew Street	70	Two	2 9 to 3 6	19,974	3,897	*2,338
	34	Three	3 9 to 4 6			
	10	Four	5 0			
(1902-3) Adlington Street area	48	One	2 3 to 2 9	42,033	10,363	*6,218
	70	Two	2 9 to 4 0			
	135	Three	4 0 to 5 0			
	18	Four	4 6 to 6 0			
(1904) Stanhope Cottages	12	Four	4 6 to 5 3	9,712	2,840	*1,704
	20	Three	4 0 to 4 6			
	8	Two	2 9 to 3 6			
	20	One	1 9 to 2 6			
(1904) Mill Street	15	Four	4 9 to 5 6	10,513	2,305	*1,383
	15	Three	3 9 to 4 6			
	6	Two	2 9 to 3 6			
	19	One	1 9 to 2 6			
(1904) Hornby Street area	170	Two	2 9 to 3 6	82,579 *a*	25,581	*15,348
	221	Three	4 0 to 4 6			
	47	Four	4 6 to 5 3			
(1906) Hornby Street area	9	One	1 9 to 2 6			
(1905) Upper Mann Street	46	Two	2 9 to 3 6	18,946 *b*	5,020	*3,012
	21	Three	3 6 to 4 6			
(1906) Upper Mann Street	21	Four	4 9 to 5 6			
(1905) Clive Street and Shelley Street	30	Two	2 9 to 3 6	18,574	3,960	*2,376
	42	Three	3 9 to 4 6			
	12	Four	4 9 to 5 6			
(1905) Eldon Street (concrete tenement)	12	Three	3 9 to 4 6	4,034	413	248
(1909 Combermere Street	36	Two	2 9 to 3 6	9,200	2,053	2,730
	12	Three	3 9 to 4 6			
(1910) Burlington Street	42	Two		22,000	7,000	18,000
	54	Three	Not fixed			
	18	Four				
Manchester –	36	Two	4 3 to 4 6	17,941	3,914	1,957 (‡14,621)
(1899) Pott Street (three storey)	39	Three	5 0 to 5 6			
	3	Four	6 0 to 6 3			
Chester Street (two storey)	36	Two	4 6	14,598	4,554	2,227
Oldham Road (No. 2 block)	36	Three	5 9 to 6 0			
	16	One	3 0	Each 83		(‡15,141)
	32	Two	4 6	.. 166	4,880	2,440
	16	Three	5 9	.. 249		(‡27,486)
Rochdale Road Tenements	32	Two	4 6	13,349	2,444	1,225
	32	Three	5 6			

* Housing value of land. ‡ Actual cost of land. R. *Roads*. S. *Site*.
a Including six shops and coal yard. *b* Including one shop.

Name of Council, Date of Erection, and Situation.	No.	Rooms.	Weekly Rent.	Cost of Building.	Area of Site.	Cost of Site.
				£	Sq. yds.	£
Norwich—	6	Two	2 0			
	3	Three	2 6	1,800	23 poles	
	3	Four	3 0			
Plymouth	6	Three	4 3 to 4 6			
	12	Two	2 6 to 3 0			
Salford—						
(1895) Queen Street	69	Three	4 6	11,762	2,968	(‡10,341)
Sheffield—	8	One ½	3 0			
(1901) Crofts Flats	62	Two ½	5 0	26,116	5,071	3,169 S 3,445 R
(dwellings over shops)	64	Three ½	6 0			
(1907) Crofts Flats	23	One ½	3 6			
	34	Two ½	5 0 to 5 6			
Snig Hill (1905)	16	Three	4 6 to 4 9		2,526	
	2	Four ½	6 0 to 6 6			
	10	Five ½	6 0 to 6 3			
	16	Six	6 6 to 8 0			
Westbar (1904)	2	Five	6 0	637		
Gibraltar Street (1904)	8	Five	6 6	1,600		
Kelvin Buildings ,,	6	Five	6 6	2,040	600	
Whitehouse ,, ,,	8	Five	6 6	2,300	730	
Wolverhampton	60	Two & Three	2 6 to 3 0	5,032	3,970	546

‡ Actual cost of land.

Cottage Flats.—Cottage flats are two-storey, self-contained dwellings, with one upper flat and one lower flat, somewhat like two-storey tenement houses, but they have separate access to the street, and are each occupied by only one family. Some have balcony access, but others have separate front doors and back stairs, with separate yards or gardens.

Name of Council.	No.	Rooms in each.	Weekly Rent.	Cost of Building.	Area of Site.	Cost of Site.
				£	sq. yards.	£
Birmingham—	24	Two	3 0	10,100	4,030	1,007
Milk Street	28	Three	4 6	including		
	5	Three	5 6	roads.		
	4	Four	5 0 to 11 0			
Brentford—	14	Two ½	5 0	427	1,733	960
Starnage Road	14	Three ½	6 0	double flat.		
Brighton—	6	Three	5 0	342	part of 4 ac.	
May Road	6	Four	5 0 to 5 6	double flat.	—	Gift.
Tillstone Street	20	Five	8 0	453	1,750	350 R
				double flat.		
Carlisle	30	Two	2 6	5,700	2,100	667
	10	Three	3 0			Roads, &c.
Dublin—	65	One	1 6 to 2 0			
Benburb Street	65	Two	3 0 to 4 0	Total		
	9	Three	4 6 to 5 0	cost	—	
	5	Shops	—	26,500		
Bow Lane	76	Two	2 0 to 3 6	—	—	
	5	Three	4 0 to 4 6	—	—	
Blackhall Place	65	Two	3 0 to 4 0	Total		
	15	Cottages	7 6	cost	—	
	5	Shops	—	13,000		
St. Joseph's Place	80	Dwellings	4 6	26,000	—	
St. Bride's Alley	138	Dwellings	6 7		—	
Ealing	36	Three	5 6 to 6 0	—	—	—
East Ham—	30	Three ½	6 6	360	178	50 to 60
Savage Gardens	102	Four ½	6 9 to 7 0	to	double flat.	double flat.
Brooks Avenue	80	Four ½	6 9 to 7 0	400	—	—
Hornsey—	24	Two ½	6 0	3,936	2,500	1,000
Highgate						per acre.
Liverpool—	24	Two	4 0 to 5 0	6,254	2,214	*1,328
Arley Street	22	Three	5 0 to 5 9			
Newcastle-upon-Tyne	14	One	2 6 to 3 0	19,092	10,464	4,696 S.R.
	112	Two	4 3 to 4 9			2,500
Newcastle	72	One	3 6	7,440	1,663	C.R. £30
Plymouth—	66	Two	4 0 to 5 0	33,000	4,400	4,900*
Prince Rock	64	Three	5 0 to 6 0			
Looe Street	97	Two	3 9 to 5 0	30,000		
	12	Three	5 6			
	22	One	2 0 to 2 3			
Richmond, Surrey—	6	Three ½	5 6	1,932	1,600	250
Manor Grove	6	Two ½	4 6			

* Housing value of land. R, *Roads.* S, *Site*

Name of Council.	No.	Rooms in each.	Weekly Rent.	Cost of Building.	Area of Site.	Cost of Site.
				£	sq. yards.	£
Sheffield	6	Two ½	4 0			
High Wincobank	6	Three ½	4 3			
Stretford	24	Two	3 3 to 3 9	5,912	4,117	34 per annum.
	16	Three	4 6			
Swansea (1910)	44	Four	4,9 to 5/-	300	10,700	Corporate Estate.
West Ham—						
Bethell Avenue	27	Three ½	6 0 to 6 9	13,600	4,229	1,360
,,	27	Three ½	6 6 to 7 3			
Corporation Street	45	Three ½	6 6	23,927	9,182	3,333
,,	45	Four ½	7 0			
Eve Road ,,	40	Two ½	6 0	15,409	7,176	2,675
,,	40	Three ½	6 6			
Invicta Road	27	Two ½	5 6	13,728	5,697	2,390
,,	27	Three ½	6 6			
Rendel Road	9	Two ½	5 6			
,,	9	Three ½	6 6			
Wise Road	47	Three ½	7 0	27,454	10,190	Leasehold.
,,	47		7 0			
,, (single houses)	11	Five ½	10 6			

NOTE.—In the case of Brentford, East Ham, and West Ham, the actual cost of the site is given. Roads and sewers cost Stretford £517; West Ham (Bethell Avenue) £539: (Corporation Street) £730. Eve Road £611.

Cottages (Provinces).—These are provided in the shape of two-storey, self-contained dwellings on separate sites, occupied by only one family, and provided as a rule with that greatly appreciated appurtenance—a separate yard or garden.

The cost of construction per room is less than that of any other type of dwelling occupied by workmen. The following table gives particulars as to 3,678 cottage dwellings, containing 17,199 rooms, erected by various municipalities:—

Name of Council.	No.	Rooms in each.	Rent per week.	Cost of Building each Cottage.	Area of Site.	Cost of Site, Roads, etc.
				£		£
Aberystwith	24	Five	4 6 exclusive	180	¾ acre.	C.R. 30
Do.	18	Four	4 6 inclusive	153		168 R
	4	Two	3 0			56 S
Altrincham	4	Four	4 6	158	1 acre.	240 R
	18	Four	4 9			
	34	Four	4 0 to 5 6	154	1 acre.	1,580 S
Bangor	9	Seven	7 0 to 7 8			324 R
Barking Town	85	Four ½	6 3 to 6 6	200	3 acres.	1,365 S
	72	Four	5 6	147	2½ acres.	1,782 R
	11	Four ½	7 9	240	—	975 S, 711 R
Barnes—	14	Four ½	7 3	208	—	1,600 S
Mortlake	21	Four ½	7 0	225	2¼ acres.	960 R
	21	Five ½	8 3	247	yds.	
Birkenhead	18	Five ½	6 6 to 7 6	353	—	1,004 S R
Birmingham—						
Ryder Street	22	Five	5 6 to 6 6	182	2,100	5,000 S R
Lawrence Street	81	Five	5 0 to 6 3	175	7,066	16,000 S R
Bognor	2	Five ½	5 6 to 5 9	225	968	66
Bradford	66	Four ½	5 6	245 inclusive	10,268 yards	2,091 S
Brighton						
St. Helen's Road	31	Five ½	7 6	272	part of 4 acres.	Gift S 293 R
Dewé Road	30	Four	6 6	201	4,684 sq. yds	374 R
May Road	25	Five	6 6 to 7/-	243	part of 4 ac.	—
Tillstone Street	30	Six	11 6	294	4,911 sq. yds	706 R
Burton-on-Trent	50	Five	5 3	180	5¼ acres.	175 S
	38	Four & Five	5 0 & 5 6	160	—	per annum 1,850 R
Chester	12	Four	4 6	180 inclusive	—	—
Clonmel—	38	Four	2 0 to 2 6	156	3½ acres	800
(Ireland)	10	Five	5 2	195	—	
Croydon	12	Five ½	11 0 to 13 0	294	—	1,950
	46	Five ½	7 9 to 8 0	250	3⅛ acres.	1,516 S
	40	Three ½	6 6	190	—	2,122 R
	1 shop	Five ½	16 6 & taxes	450	—	
Darwen	6	Four	4 9	185	6,300 sq. yds	35 S
	14	Four ½	6 6 to 7 0	244	—	per acre
	11	Five ½	7 6	280	—	35 R
	11	Six ½	8 0	300	—	

S, *Site.* R, *Roads.* C.R., *Chief Rent.*

Name of Council.	No.	Rooms in each.	Rent per week.	Cost of Building each Cottage.	Area of Site.	Cost of Sites, Road, etc.
Ealing	103	Five ½	7/6 to 10/	*£32,000	5 acres	†£4,000 S 2,500 R
East Grinstead	18	Five	7 0	226	¾ acre.	412 S
Eccles	46	Six	6/6 to 7 0	258	7,308	C.R.£60 18s
	12	Six	8 6	250	—	845 R
Erith	24	Four ½	7 6	239	2 acres	2,310
	24	Five ½	8 6	260	—	—
Esher	10	Four	6 0	220	1 acre	300 S
Exeter	49	Four ½	5 0	156	—	860 S 1,587 R
Farnham	10	Four	4 6	181 inclusive	—	—
	10	Five	6 0			
Finchley	12	Three	5 9	180	4¾ acres	1,850 S
	12	Four	7 6	230	—	2,000 R
	18	Five	8 6	252	—	—
	18	Six	10 6	288	—	—
Folkestone	50	Five ½	8 0 8 6	305	2 acres	1,130 S 1,071 R
Grays (Essex)	25	Five ½	7 6	210	2⅛ acres	449
Guildford	10	Five	6 6	200	part of	1,700 S
	8	Six	7 6		4 acres.	400 R
Heston (Isleworth)	8	Four	5 9	—		
	7	Five	6 9	218	1·03 acres.	1,289 G R
	7	Six	8 3	—		
Hereford	21	Five	4 6 to 5 0	190	1,682 sq. yds	3,515 S,400 R
Hornsey	68	Five ½	8 6	249	4½ acres	2,738 S
	40	Four ½	6 6	217	—	2,060 R
Highgate	12	Five ½	9 0	—	2 acres	2,000 S
	24	Four ½	7 6	—	—	—
	36	Three ½	6 6	210		
Hornsey—	38	Four ½	8 0	260	6 acres.	3,600
2nd Scheme, 1904	40	Five ½	9 6	310		
	26	Six ½	11 3	360		
Huddersfield	157	Four	4,8 to 5,6	170	3 acres	187 S per annum 2,198 R
Keighley	24	Four ½	5,6 to 5,9	219	⅔ acre	718 S, 468 R
Leeds—Derwent Avenue	10	Five	5 9	204	—	441 S
Leigh (Lanc.)—					sq. yds.	
Platt Street and	14	Four ½	5 6	202	1,650	880 S
Organ Street	20	Four ½	5 6	185	1,990	379 R
Linthwaite	4	Four ½	3 6	225	—	48 S per annum 289 R
Llandudno	19	Four ½	7 6	212	2,250	562 S
	32	Three to Eight	5 0 to 10 0	143 to 274	13,940	1,463 S 1,926 R
Manchester—						
Miles Platting	60	Four ½	5 6	220	7,011	2,711 S 1,419R
	22	Five	7 0	255	6,158	2,117
	40	Five	7 0	257	5,847	2,010
George Leigh Cottages	18	Five	7 9	327	2,910	1,455 S 325 R
Blackley Estate	94	Four	6,4 to 7 0	239	8¾ acres	—
	56	Five	7 9	—	—	—
Merthyr Tydfil	100	Five	5 3	171	13,580	Included in cost of house
,, ,,	38	Four (1 being bathroom and scullery combined)	4 3	145	140 sq. yds. per house exclusive of roads	Ditto
,, ,,	50	Ditto	4 3	148	200 yds.	Ditto
Middlesbrough	5	Four	5 0	173	552	37 per 33 cottage
	12	Four	5 0	204	1,172	333
Neath	18	Four	4 6	141	2½ acres	20 S per house 17 R
	21	Four	4 0	121		per house
	22	Five	5 6	175		20 S 17 R
Newcastle—	4	Three	6 9	2,800	3,910 sq. yds	—
	4	Four	7 9 *			
(Walker Estate)	4	Five	8 9			
Nottingham—						71 per
Coppice Road	100	Five ½	6 3 to 6 9	266	7,973	cottage inclusive.
Prescot (1903-4)	33	Four	4 6	150	—	—
	5	Five	5 6 to 5,9	—	—	—
Plymouth	14	Five	8 0	—	part of	—
	13	Four	7 0 to 8 0	—	27½ acres	—

* These figures include the cost of site and building of 18 double cottage flats, each containing kitchen, scullery, and two bedrooms. † Only part of site utilised. S, *Site*. R, *Roads*. C.R., *Chief Rent*.

Name of Council.	No.	Rooms in each.	Rent per week.	Cost of Building each Cottage.	Area of Site.	Cost of Sites, Road, etc.
				£		£
Rhyl	12	—	5 6 to 7 6	230	—	250
Richmond (Surrey), 1894	28	Four ½	6 0 to 6 3	186	5⅔ acres	4,100 S
1894	22	Six ½	7 6 to 8 0	252	—	1,857 R
1899	14	Four ½	6 3 to 6 6	239	—	—
,, Manor Grove	16	Five ½	7 3	243	—	—
,,	40	Six ½	7 9	275	—	—
1905	2	Five ½	7 6	302	—	—
	1	Six	8 0	332	—	—
1908 North Road	40	Four ½	7 9	225	1¾ acres	3,121 S
						320 R
Risca	50	Six & bath	6 0	215	9,200 yds.	£56 10s. C.R.
	48	Six & bath	5 6	176		340 R
Salford (1900)—						
Hopwood Street	36	Four	6 2	174	—	7,466 S
						678 R
Barracks Site	108	Four	5 11 to 6 3	—	10½ acres	38,500
	122	Five	7 0 to 8 0	—		
	87	Six	9 0 to 9 3	—	—	—
Seaford Road	210	Four	5 11 to 6 9			
	11	Five	7 0 to 7 3	170	5¼ acres	8,434 S
	7	Six	8 0 to 9 3			5,142 R
Springfield Lane	49	Four	5s at 6 2	—	5,034 yds.	—
	2	Five	14 at 6 3	—		
			1 at 6 9 1 at 7 0			
Sheffield (1905)—						
High Wincobank	43	Four ½	5 0 to 8 6	202	part of	13,000 for
	76	Five ½	7 0 to 7 6	126	60 acres	60 acres
	41	Five	6 6 to 7 3	210	—	—
	2	Third ½	6 0 to 6 6	—	—	—
	6	Four ½	6 3 to 7 6	—	—	—
	26	Five ½	7 3	—	—	—
Exhibition Cottages	8	Six ½	7 3 to 8 6	—	—	—
	2	Seven	10 0	—	—	—
Button Lane	2	Four	5 3 to 5 6	205	445 yds.	445 S
	5	Five	6 0 to 6 6			
Leverton Street	3	Five	6 0	237	233 yds.	233 S
Edmund Road	11	Four ½	—	186	8,200	5,994 S
	59	Five ½	—			1,615 R
Hand's Lane	20	Five	6 6	255	3,176 sq. yds	1,900
Southend-on-Sea	40	Four & six	7 5 to 8 6	296	part of 5 acs.	2,670
Southgate	12	Five ½	6 6 to 8 0	250	½ acre	250 S
Southwold	16	Five ½	4 0	150	3,000 sq. yds	—
Stafford	6	Four	4 3	198	7,168⅔	Perpetual
	34	Five	4 6	14	sup. yds.	chief rent
						£32 4s. 6d.
						per annum
Stanley						
Council Street	24	Four & bath	6 0	218	2,160	540
Stretford	40	Five ½	5 0	174	8,420 sq. yds	1,564 S
						893 R
Swansea—						
(1902)	4	Five	6 6	260	—	Corporate
(1906-7)	33	Six	6 6	209	—	Estate
(1909-10)	4	Four	6 -	160	—	do.
	4	Six	8 -	220	—	do.
(1909-10)	54	Five	5 6	180	9,400	do.
Wellington	16	Five ½	5 0	198	—	1,200
Wexford	78	Four	1 10 to 4 0	111	—	—
Whitley Upper	6	Five	4 4½	223 inclusive.	—	Nil
Wigan	14	Five	5 0 to 5 6	160	—	—
Workington	18	Four	5 6	161	1,704	640 S R
Wrotham	12	Six	6 0	246	1½	150 S
						170 R
Rural Councils.						
Linton (Cambs.) Scheme	10	Five	2 6	130	2½ acres.	165
Maldon (Essex)—						
(1905) Bradwell	6	Five	3 6	241	1 acre.	45 S
Malpas	12	Five	3 9	188	1¼ acres.	108
Sevenoaks (Kent)	6	Five ½	5 0	263	¾ acre.	130
(1900) Penshurst	6	Five ½	4 6 to 4 9	232	1 acre.	£5 5s.
(1893)	8	Four ½	4 0			ground rent

S., *Sett.* R, *Road.* C.R., *Chief Rent.*

Financial Results of Schemes for Municipal Dwellings.—Appended are two tables giving some returns as to the financial working of a number of municipal dwellings, showing the period of accounts averaged, the capital outlay, receipts, working expenses, and nett return per cent. on outlay—that is to say, the percentage that would be left for distribution if the dwellings were run as ordinary commercial undertakings having

to pay dividends to shareholders. As the rate of interest on loans was in most cases from 3 to 3½ per cent., it will be seen that the first group may be considered self-supporting, but the last group (dwellings on slum sites) shows a total deficiency of one per cent. per annum, in addition to the capital loss caused by writing down the costly slum sites to "housing valuation."

Details of Capital, Revenue, and Expenditure.

I.—Cottages and Cottage Flats built in Urban Districts and Boroughs.

Council and Period of Accounts Averaged.	Capital Outlay.	Rents Received.	Working Expenses.			Total Working Expenses.	Nett Return per cent. on outlay.
			Rates, Taxes, Water, and Insurance.	Repairs, Lighting, and Maintenance.	Superintendent and Sundries.		
	£	£	£	£	£	£	£
Aberdeen, 5 years	18,213	900	116	108	38	262	3·50
Aberystwyth, 1 year ...	4,100	256	—	45	20	65	4·66
Altrincham, 2 years ...	4,290	300	98	2	—	100	3·69
Barking Town—							
King Edward Rd., 6 yrs	20,168	1,435	430	180	30	640	3·95
Howard Road, 2 years	14,386	1,023	196	55	22	273	5·20
Barnes, 5 years	18,900	1,045	280	104	6	390	3·46
Brentford, 2 years ...	6,950	376	85	20	10	115	3·75
Brighton—							
St. Helen's Road, 5 yrs	8,758	539	124	78	14	216	3·69
Dewe Road, 5 years ...	6,845	471	128	73	13	214	3·75
May Road, 4 years ...	8,790	478	121	56	16	193	3·24
Tillstone Street, 3 years	18,742	1,136	292	105	29	426	3·79
Elm Grove, 3 years ...	2,838	132	36	43	8	87	1·59
Burton-on-Trent, 5 years.	18,140	1,066	443	166	4	613	2·50
Chester, 3 years	2,160	139	34	7	2	43	4·55
Clonmel, 1 year	8,000	284	—	26	—	26	3·22
Croydon, 2 years	32,012	1,654	376	207	26	609	3·27
Devizes, 2 years	2,231	169	44	19	5	68	4·53
East Ham, 2 years ...	48,000	3,164	998	384	30	1,512	3·44
Erith, 5 years	15,802	751	264	136	15	415	2·12
Esher, 7 years	2,496	156	23	6	2	31	4·25
Exeter, 2 years	10,396	615	129	121	13	263	3·46
Farnham, 2 years... ..	3,628	260	72	38	12	122	3·55
Finchley, 2 year	18,686	1,322	344	50	14	408	4·90
Folkestone, 8 years ...	17,424	1,049	263	145	5	413	3·65
Grays, 2 years	5,910	448	140	35	2	177	4·57
Guildford, 1 year... ...	5,742	330	85	5	—	90	4·14
Hampton, 2 years... ..	15,397	1,016	176	110	3	289	4·71
Heston, Isleworth, 1 year	6,389	360	109	122	—	231	3·61
Hornsey, 1 year	94,485	6,552	1,700	613	68	2,381	4·41
Huddersfield, 17 years ...	28,945	1,942	694	116	—	810	3·90
Leigh, 2 years	8,063	486	132	53	29	214	3·40
Leith, 2 years	12,373	638	178	112	99	389	3·10
Llandudno, 2 years ..	14,440	1,013	275	76	22	373	4·44
Manchester—							
Blackley Estate, 2 years	45,315	2,470	822	298	122	1,242	2·72
Maldon, 2 years	1,450	54	13	4	18	35	2·50
Merthyr Tydfil, 2 years.	17,064	1,394	375	138	65	578	4·80
Plymouth, 5 years ...	45,781	2,122	604	236	96	936	2·59
Prescot, 3 years	4,120	433	90	61	26	177	4·19
Rathmines, 2 years ...	42,046	2,905	630	90	292	1,012	4·50
Richmond—							
Manor Grove, 9 years ..	38,702	2,448	542	230	71	843	4·14
Salford—							
Barrack Site, 2 years ...	144,010	7,173	1,956	734	257	2,947	2·93
Seaford Road, 2 years	43,438	3,638	1,045	504	121	1,670	4·50
Sheffield, 2 years	6,104	325	101	14	—	115	3 44
Southend-on-Sea, 5 years	14,492	692	262	50	10	322	2·60
Southgate, 2 years ..	3,275	226	54	31	—	85	4·30
Southwold, 3 years ...	2,735	152	19	6	7	32	4·44
Stafford, 3 years	7,900	464	179	26	6	211	3·20
Stanley, 2 years	5,288	371	62	18	8	88	4·33
West Ham—							
Bethell Avenue, 3 years	14,960	902	241	96	31	368	3·57
Corporation Street, 3 yrs	27,260	1,106	384	163	55	602	1·85
Eve Road, 3 years ..	18,084	1,189	327	125	49	501	3·80
Wise Road, 3 years ...	27,454	2,085	844	201	88	1,133	3·46
Invicta and Rendel Roads, 3 years ...	16,118	1,030	236	122	38	446	3·62
Workington, 1 year ...	3,534	254	44	2	6	52	5·70
Wrotham, 1 year	3,058	187	56	55	8	119	2·26

* Including Ground Rent, £175. † Special Repairs.

Slight discrepancy between total working expenses and total of separate items is due to use of round figures.

N.B.—In nearly every one of the above cases land is charged to capital outlay at its full value.

II.—Buildings on Slum Sites, mainly block dwellings, tenements and flats, in connection with such schemes under Parts I. and II.

Council and Period of Accounts Averaged.	Capital Outlay.	Rents Received.	Working Expenses.				Nett Return per cent. on outlay.
			Rates, Taxes, Water, and Insurance.	Repairs, Lighting, and Maintenance.	Superintendent and Sundries.	Total Working Expenses	
Bath—	£	£	£	£	£	£	£
Lampard's Bldgs, 1 yr.	16.700	459	103	62	23	188	1·62
Dolemead's Dwllgs,1 yr	10.500	490	144	82	25	251	2·28
Birkenhead, 1 year ...	26,913	1,128	203	95	42	340	2·92
Birmingham							
Ryder Street, 4 years...	5,000	343	65	55	10	130	4·26
Laurence Street, 4 yrs..	17,500	1,280	232	387	24	643	3·64
Milk Street, 4 years ...	16,100	608	128	94	16	238	2·24
Bradford, 2 years... ..	19,033	997	203	250	5	458	2·84
Carlisle, 2 years	5.700	112	25	150	1	176	—
Devonport—							
James Street, 5 years...	19,243	721	161	127	—	288	2·20
Ordnance Street, 4 years	29,034	910	218	136	—	354	1·92
Douglas, 1 year	15,629	743	173	34	—	207	3·48
Drogheda, 1 year... ...	5.000	214	45	—	11	56	3·16
Eccles, 1 year	12,698	764	292	30	12	334	3·38
Edinburgh—South Back of Canongate, 1 year ..	3.145	119	19	6	12	37	2·61
Cowgate and High School Yards, 1 year	11,545	549	80	68	36	184	3·16
McLeod Street, Tynecastle, 1 year	10.515	469	73	26	55	154	2·99
Tron Square, 1 year ...	23.652	772	147	122	112	381	1·65
Bedford Crescent, Allan Street, &c., 1 year ...	16.641	643	100	102	162	364	1·68
Portsburgh Square,1 yr	6.774	347	49	42	26	117	3 39
Potter Row, 1 year ...	4.845	222	40	36	17	93	2·64
Pipe St., Portobello,1 yr	12.078	425	101	51	51	203	1·84
Church Place, Saunders Street, &c., 1 year ...	2.926	154	46	42	18	106	1·64
Greenside, 1 year ...	22.210	785	244	109	75	428	1·61
Robertson's Close, 1 yr.	1,725	94	16	12	7	35	3·42
Hereford, 3 years	7,820	251	52	21	—	73	2·28
Leicester, 7 years... ...	8,036	445	117	79	19	215	2·87
Liverpool†—							
St. Martin's Cotgs. 39 yrs	17,928	1,125	208	582	59	849	3·16
Victoria Square, 22 yrs	68,077	2,994	553	766	127	1,446	2·39
Juvenal Street, 18 years	16,166	360	141	271	38	450	3·06
Arley Street, 11 years ..	7,583	452	104	62	17	183	4·22
Gildart's Grdns., 11 yrs.	37,558	1,672	350	305	86	741	2·44
Dryden Street, 7 years.	30,196	1,351	270	362	98	730	2·41
Kempston Street, 6 yrs	28,492	747	156	138	30	324	1·60
Kew Street, 6 years ..	22,312	593	196	157	25	378	1·51
Adlington Street, 5 yrs	46,250	2,533	511	350	107	968	3·06
Stanhope Cottges, 4 yrs	11,408	471	103	98	23	224	2·14
Mill Street, 4 years ...	11,896	319	99	87	14	200	0·87
Hornby Street, 1 year..	97.927	4,092	879	672	230	1.781	2·36
Eldon Street, 3 years ...	4.302	120	25	13	6	44	1.82
Clive Street and Shelley Street, 3 years ...	20.950	611	160	106	36	302	1·48
Upper Mann Street,2 yrs	21,958	652	174	111	40	321	1·57
Manchester							
Oldham Road (1) ...	32.174	1,849	324	345	36	705	3·55
Oldham Road (2) ...	66,162	3.101	714	715	239	1.668	2·17
Pollard Street	27.911	1.065	284	342	199	825	0·85
Chester Street	16,875	962	253	332	64	649	1·85
Pott Street	19,898	911	236	325	33	594	1·59
Rochdale Road... ...	14.574	922	181	256	38	445	3·27
Norwich, 2 years	1,800	73	27	18	—	45	1·c0
Plymouth—							
How St. & Looe St.,2 yrs	62.146	1,370	431	214	77	722	1·04
Salford—							
Queen Street, 2 years ...	22,103	729	210	142	52	404	1·47
Hopwood Street, 2 yrs.	14,324	560	250	26	—	276	2·00
Southampton—							
Artisans' Dwellings,3yrs	9.961	298	119	69	—	188	1·12
Cottages, 1 year ...	17.387	1,189	295	14	17	456	4 20
Sunderland, 2 years ...	32.180	682	206	66	89	361	1·12
Stretford, 2 years	5.913	400	88	50	12	150	4·24
Wolverhampton, 2 years.	5,578	336	85	23	21	129	3·70
Yarmouth (Great), 4 yrs	2,500	153	40	10	—	50	4·12

Slight discrepancy between total working expenses and total of separate items is due to use of round figures.
N.B.—In most of the above cases land is only charged to capital outlay at housing valuation.
† The percentages and the detailed figures in Liverpool refer to different periods.

NOTES AND GENERAL INFORMATION AS TO PROVINCIAL TOWNS.

Aberavon.—Scheme prepared for 24 houses at 6s. per week, costing £165 each, on site costing £322; but strongly opposed by various interests, but not carried out.

Altrincham.—Scheme completed, 1907. Land was obtained at nominal cost.

Barnes.—The houses are all tenanted and continue to be extremely popular.

Bath.—Dolemeads Dwellings have been erected in a low-lying district on the river level. There are 42 houses erected on what was formerly a very unhealthy district, being subject to serious floods occasionally. The site has, at a cost of about £10,500, been raised above flood level and 42 houses erected thereon, which are all tenanted by the working classes. The rents are collected weekly, no arrears being allowed, and although somewhat costly a vast improvement has been effected. The Local Government Board has approved of a further outlay of £10,000 in this district, upon similar dwellings and a street widening connected therewith. The erection of the buildings is now in progress.

Birkenhead.—Bought 1,798 yards of land for £1,573, and paid £1,138 for a portion of this for new municipal houses, which are now in course of erection.

Birmingham.—The capital expenditure in Birmingham under the Housing Act amounts to £34,100, the receipts to £2,155, the working expenses to £750, and the loan charges to £1,336. The new houses more than pay their way, the extra charge being in respect of cost of site. In 1900 the Council bought 17 acres of land at Bordesley Green, three miles from the centre of the city, to meet a reported deficiency in the cottage supply. The Council decided, however, in 1902, not to build on this land, but to lease it if possible to private enterprise to provide workmen's dwellings thereon. The land has been leased, with the sanction of the Local Government Board, to the Ideal Benefit Building Society at a rental of nothing the first year, £200 the second year, and £400 per annum thereafter, the society to build not more than 22 houses to the acre, and the Corporation to contribute £4,000 to the cost of the roads. There will be a subsidy from the rates for the first 21 years, but not afterwards. Since 1902 to December, 1909, under Part II., 2,327 houses which were "unfit" have been rendered habitable; 2,007 closing orders have been obtained, and in December, 1909, 335 houses were undergoing repairs; 1,687 houses have been demolished, and 45 converted to workshops; 129 courts were opened to the street by the removal of 207 houses, at a cost to the Corporation of £8,672 10s. for compensation.

Bradford.—Sixty-six workmen's dwellings, as an instalment towards the provision of accommodation at a distance for the persons to be displaced from an insanitary area, have been built and occupied. Building cost 4½d. per foot cube. Five blocks of tenements are in course of erection on part of the cleared area, and are approaching completion.

Brighton.—Some of the cleared area was sold under a condition that working-class dwellings should be erected. Thirty cottages and ten double tenements have been thus provided.

Camberley.—In 1907 a scheme was under consideration in the face of considerable opposition, for leasing 3¼ acres of the Crown lands, off King's Ride, at £12 per acre, and building only eight houses to the acre, at a cost of £200 each, to be let at 6s. 6d. per week. The matter at present is in abeyance.

Carlisle.—Receipts from dwellings, £118; working expenses, £225. £43 has been spent on street formation during the year, and is included in the expenses above. The net working expenses are virtually £113.

Chelmsford.—Some years ago seven houses of an inferior type, dilapidated and out-of-date, were purchased provisionally by the Town Council for £495, with a view to their adaptation under Section 57, Part III., of the Act of 1890, but the Local Government Board advised the Council not to spend the money in this way on such bad property, but rather to erect new tenements or cottages. The purchase was not completed. The question of erecting houses for the working class has been frequently under consideration, but a scheme has not been adopted

Chester.—The Housing Committee has approved of a scheme to build on Corporation land the following houses: 8 one-bedroom houses at 2s. 6d. per week; 16 two-bedroom houses at 3s. 3d. per week; 4 three-bedroom houses at 3s. 6d. per week. Tenants earn less than 25s. a week. The Council has approved the principle of meeting the deficiency arising from the excess of expenditure over income out of the rates. The Medical Officer of Health having reported the site on which it was proposed to erect the houses to be unsuitable for domestic buildings, the Committee abandoned the site, and is now awaiting reports upon other available sites.

Chiswick.—Twenty houses have been built at Strand-on-the-Green in two blocks, 10 houses with 19ft. frontage, costing £100 each, and 10 with 18ft. frontage, costing £365 each, the land and roads costing £973. The rents are 4s. 9d., 5s. 3d., 5s. 9d., and 6s. 3d. each. Twenty-nine houses at Powell Road have been purchased and thoroughly overhauled, at a total cost of £10,500. Each house contains two flats of three rooms each, with separate w.c., the tenants having the joint use of the yard at the rear. Rent, 6s. each flat.

Coventry.—The Council has completed two blocks of houses in different parts of the town, viz.:—

(1) A block of 48 self-contained houses at Narrow Lane, about one mile and a half from the centre of the city, containing the following accommodation:—Ground floor—Large living room, bath room, scullery, pantry, coal-place, and w.c.; first floor—three bedrooms. The total area of the site is 8,302 square yards, and a sum of 1s. 2½d. has been allowed for the land taken (this being already the property of the Corporation). The houses are estimated to cost £200 each. The rents are 5s. 6d. per week. (2) A block of 22 tenements, on the dual-tenement system, at Short Street, near the centre of the city. Eleven tenements are on the ground floor and 11 on the first floor. The accommodation in each consists of a living room, bedroom, bathroom, scullery, with moveable bath, pantry, and w.c. The total area of the site is 1,262 square yards, and 10s. per yard has been allowed for this (the land being already the property of the Corporation). The estimated cost of each tenement is £150. The rents are 4s. 3d. per week.

Croydon.—Additional land not yet utilised has been purchased at a cost of £4,550 for the erection of cottages. Cost per foot cube of 86 cottages was 7d.

Devizes.—In addition to letting out 54 building plots, the Council has built 12 cottages on Corporation property, under the provisions of the Housing of the Working Classes Acts, which cottages have been occupied since March, 1907. The total cost of erection, including laying out site, works out at, approximately, £186 per cottage, exclusive of value of site, for which a ground rent of £6 6s. is charged. Ten of the cottages are let at 5s. 6d. per week, and the other two at 6s., and if these rents can be maintained it is expected that they will be self-supporting. Since the spring of the year 1908 a number of cottages have been erected by speculative builders upon a property on the outskirts of the borough, which has recently come into the market and been sold in small plots. It is found that several plots of land originally leased to workmen occupiers have now got into other hands, owing to the workmen leaving the town, but recently a fair percentage of persons of the artisan class appear to be acquiring the freehold of their houses, in many instances with the aid of building societies.

Devonport.—The Council has erected three shops and 105 houses, let at rents of 3s. to 7s. 8d. per week. The capital expenditure, including cost of cleared sites, has been £48,277; receipts, £1,623; working expenses, £685, giving a nett return of £938 towards loan charges of £1,887. The Ordnance Street scheme is completed.

Ealing.—Of an estate of 6½ acres, five acres have been covered by the erection of 103 cottages and 36 flats, at a total outlay of £40,000. The total gross rental is £2,772 per annum. The flats have two bedrooms, kitchen, and scullery, and are let at 5s. 6d. and 6s. per week.

Edmonton.—Eighteen acres of land have been acquired, partly for a depôt and possibly for the erection of five-room cottages, with bath and scullery, on plots 80ft. by 15ft. No scheme, however, has been adopted, and the land is now used for temporary allotments.

Finchley.—Sixty cottages are now erected, and there is land, part of the site, divided into 30 plots and let in allotments.

Flockton (U.D.C., population 1,280).—Out of 259 houses in this district, only 100 have more than two rooms, and the Council has appropriated, for building six houses under Part III., a portion of four acres of land acquired for a sewage scheme, at a cost of £66 per acre. The six houses, exclusive of the site, have cost £975. The rents are 3s. 6d. per week, producing £54 12s. per annum. The sanction of the Local Government Board has been obtained (1909) for the erection of a further six houses, at an estimated cost of £1,000, exclusive of the site.

Hampton.—After a very full investigation by accountants and a special committee, at the instance of hostile critics, it has been officially decided that these municipal cottages pay their way, and are no charge upon the rates.*

Hendon.—The Council offered a prize of £20 for a design for cheap cottages, not to exceed 6d. per foot cube, and adopted the plans of Mr. Hornblow. A scheme is going forward for the erection of houses on five acres of land, forming part of the present Child's Hill allotments, to be bought from the Ecclesiastical Commissioners for £2,380, in addition to an expenditure of £2,610 on roads, or a total cost of £4,990. The estimated cost of 34 houses, with 15ft. frontage and 120 houses with 13ft. frontage is £34,980, making altogether £39,970 for land, roads, and buildings for 150 cottages, with rents at 8s. to 8s. 6d. per week, or £3,276 per annum. The scheme to be self-supporting.

Hereford.—It was reported to the Council, after inquiry, that there was only one empty cottage in the town below 5s. a week, and a scheme was approved by the Local Government Board for the adoption of Part III., and the Council purchased nine acres of land, near Barr's Court Railway Station. The estimated cost is—land £1,500, law costs £100, roads and sewers £700; total, £2,300.

Heston and Isleworth.—Twenty-two cottages are built, and there is land available for 30 more houses.

Hornsey.—One hundred and forty-four cottages and 24 flats have been erected for some time, and 140 houses fitted with Cornes's combination bath, were completed in 1904. The cost per foot cube was class A 6d., class B 6¼d., and class D 6½d. The complete Hornsey schemes, including 308 cottages costing £94,485, showed in 1905, receipts £6,552, working expenses £2,391, gross profit £4,161, equivalent to 4 2-5 per cent. on outlay. Rates, taxes, and water are estimated in the new scheme at 22 per cent. of the gross rental. Empties and repairs at 10 per cent.

The borough engineer, Mr. E. J. Lovegrove, advocates very strongly the principle of the four-class scheme carried out in Hornsey, whereby a certain percentage of the houses, rather larger and better than the ordinary cottages, are let at such fairly high rents as 11s. 3d. per week, thus facilitating the supply of a cheap cottage for 6s. 6d. per week, giving combined living and sitting room, scullery, bath (hot and cold water), larder, w.c., coal-house, and two bedrooms, with a front and back garden—accommodation at a rental not to be found elsewhere in London. It also appears that even those higher-rented cottages were taken up by working men of small wage but with wage-earning families who desired to keep under the parental roof instead of taking lodgings. Certainly the idea of varied accommodation is the very essence of success in housing schemes.

Hull.—In addition to the 40 tenements in blocks the Council have erected on three sides of a quadrangle 11 six-room dwellings, with garden, at 6s. 6d. per week, 34 four-room dwellings at 5s. 3d. per week, and 32 four-room dwellings at 6s. per week

Llandudno.—The nineteen cottages built by the Council in 1897 have been continuously let at 7s. 6d. per week, and there is a very long list of applicants for vacancies. Each cottage has a frontage of 18ft. 4in., and the depth of the plot of land is 56ft. The accommodation consists of living room 14ft. by 13ft. 9in., kitchen-scullery 13ft. by 9ft. 6in., pantry, coal-house, and w.c. on ground floor, with three bedrooms 13ft. 6in. by 9ft. 6in., 15ft. 3in .by 8ft. 3in., and 11ft. 9in. by 8ft. 6in. respectively. The external walls are of rubble, local stone cemented and pebble dashed externally. The internal walls are of brick, with lath and plaster stud partitions on the first floor.

The height of rooms is 9ft. on ground floor, and 9ft. 3in. on first floor. The roof is of Bangor slates laid with a 4in. lap. All the rooms on the ground floor are paved with blue Staffordshire tiles on 4in. of concrete.

There are now altogether 32 dwellings, namely, 24 houses and eight flats.

The cost of building has been as follows:—Eight flats at £143 per flat, six houses at £117 per house, eight houses at £207 per house, 19 houses at £212 per house, and 10 houses at £274 per house.

The Council is satisfied that the cottages have supplied a long-felt want. Its action has also been an inducement to private speculators to build a more modest class of house than had been the practice.

The terms of repayment of the loan are 80 years for the land and 60 years for the buildings. The percentage of the gross rent allowed for repairs is 1 per cent., and this has been found to be sufficient.

Liverpool.—The special feature of Liverpool housing is the erection of tenement houses, mostly three-storey high, of a very plain character, on cleared areas or other districts in central parts of the city, so as specially to accommodate persons displaced. The Council has erected up to now 2,332, tenements for this purpose, containing 193 one-room, 1,095 two-room, 845 three-room, and 196 four-room dwellings with 20 shops. Rents and costs are given in the foregoing tables. There are, in addition,

more tenements in course of construction. The total number of tenements completed to the end of 1909 was 2,218, comprising 5,403 rooms. There were also 20 shops, and the cost of building, together with the valuation of sites for housing purposes, was £443,962, while the gross annual rental was £21,694. Thus the average inclusive cost was about £80 per room, and the average rent about 1s. 6d. per room per week. The nett return on the later dwellings is from £1¼ to £4¾ per cent.; and the charge on the rates in respect of rehousing the dispossessed is £11,951 per annum, or a rate of about ¾d. in the £. This, however, includes the provision of a sinking fund, which will put the ratepayers in possession of valuable properties at the expiration of periods varying from 60 to 80 years.

Manchester.—The foregoing pages show that the Council has cleared several large areas, and has erected on them block dwellings, tenement houses, cottages, and a model lodging-house, of the Rowton House type, which has recently been full each night for some time. Plans have now been prepared for the development of the Blackley Estate of 243 acres on the city boundary, which was acquired at a cost of £36,646, for the purpose of providing houses for the working classes under Part III., and also for allotments. The following houses have been completed:—

56	Class A	5 rooms, scullery and bathroom,	cost £246 each
55	„ B	4 rooms, scullery and bathroom,	cost £248 „
38	„ C1	Ditto, but smaller	cost £243 „

In Rochdale Road 32 three-room and 32 four-room dwellings have recently been erected at a cost of £13,206, inclusive of site.

The Corporation has not attempted to carry out its re-housing schemes on a commercial basis, but has decided to treat them as part of a great work of sanitary amelioration, part of the cost of which should be met from the rates. It is intended to erect a lodging house for women at an estimated cost of £13,000. The model lodging house is being enlarged at a cost of £3,000 to accommodate an additional 120 persons.

Merthyr Tydfil.—The Merthyr Corporation carried out their first scheme in 1902, and then built 100 houses, which are never vacant, and are much appreciated. In 1906 the Corporation built in another part of the district, 38 houses of a different type, and put in these a patent range, boiler, and bath. Several hundreds made application for these houses, and not one penny rent has been allowed or lost since the houses were built. In 1907 a third scheme was carried out, and 50 houses built in a quarter where there was a great demand. These were very similar to the houses built under the second scheme, and just as highly appreciated. Land has been obtained for the carrying out of two further schemes, and the Local Government Board's sanction has been applied for and obtained for one of such schemes. The Corporation will have, in five separate blocks of houses, over 300 houses suitable for and let at rentals within the reach of the working classes.

Nantwich.—The Housing Committee of the Council reports that there are 707 houses out of 1,734 in the town of Nantwich, containing only two bedrooms. Part III. of the Act has been adopted.

Neath.—Twenty-two houses have been erected in three blocks to complete the site acquired. They cost to build £175 each, with £19 per cottage for roads and sewers, and they will be let at 5s. 6d. per week. Each cottage has Cornes and Haighton's patent fittings and bath. All are occupied.

Newcastle-on-Tyne. — The Council has erected a block of two-storey dwellings consisting of 14 single rooms, at 2s. 6d. per week, and 112 two rooms at 4s. 3d. to 4s. 9d., on a site of 10,464 square yards in the hands of the Council at 10s. per yard, the total cost of site, buildings, and street works being estimated at £23,670, including the provision of an asphalted recreation-ground of about 740 square yards near the centre of the area. A cottage exhibition, was held in 1908 on part of the Corporation's Walker Estate, under the auspices of the National Housing Reform Council, and the Council built four cottages of each of the following types: –

Class I. Two bedrooms, living-room, scullery, and bath; maximum cost £195.

Class II. Three bedrooms, living-room, scullery, and bath; maximum cost £235.

Class III. Three bedrooms, parlour, living-room, scullery, and bath; cost £260.

The Council have built 72 one-room tenements, at 3s. 6d. per week, with complete equipments, suitable for aged people without families, on a site adjoining South Byker playground.

Nottingham.—The five-storey block dwellings were built in 1875, and the Coppice Road cottages, at a cost, including land and street works, of £337 each, were built in connection with a street improvement scheme on a loan for only 30 years.

Penshurst (Sevenoaks R.D.C.).—In addition to the six pioneer cottages, eight new cottages have been built for £1,717, or with extras, £1,850. The loan is for 40 years at 3½ per cent., and the land is leasehold for 99 years. The cottages are all let, and no rent has been lost.

Plymouth.—The Council has built four blocks of flats, containing 264 rooms, at a cost of £31,645, on ¾-acre of cleared area, under Part I. It has also bought 29½ acres of vacant land on the outskirts, at a cost of £19,206, and has built on part of it 182 houses (mostly flats), at a cost of £42,903 for 606 rooms. Nearly a fourth of the area cleared is still available for building purposes. The rents are as follows:—Five rooms, 8s.; four rooms, 7s. to 8s.; three rooms, 4s. 3d. to 6s.; two rooms, 2s. 6d. to 5s. per week. The total income last year was £3,547, and the working expenses were £1,691, leaving a nett return on capital of £1,856.

The sum spent on clearance and building 317 dwellings for 1,585 persons was £108,000, involving a charge on the rates of £2,965.

The average death-rate of the borough for ten years (1896-1905), compared with the previous ten years (1886-1895), was as follows:—

Average 10 years. 1896-1905	Average 10 years. 1886-1895	Reduction.
18·47.	21·21.	2·47 per 1,000.

This reduction is equal to a saving of 323 lives a year.

The averages for the district in which the unhealthy area dealt with under Part I. of the Housing of the Working Classes Act of 1890 is situated, viz., How Street and Looe Street, were as follows:—

Average 10 years. 1896-1905	Average 5 years. 1891-1895	Reduction.
18·8.	22·5.	3·7 per 1,000.

Prescot.—Thirty-eight houses have been built at a cost of £6,200, and are let at 3s. 3d. to 5s. 9d. per week. Part of the money was borrowed locally, owing to excessive rates of interest asked by the Public Works Loans Commissioners.

Richmond (Surrey).—There are now 135 houses in Manor Grove, containing 666 rooms and 135 sculleries, costing altogether £38,702, or an average inclusive cost of about £58 per room. The income to March, 1909, averaged £2,448 per annum, working expenses £845, and the gross profit £1,594, equivalent to 4¼ per cent. on the total capital outlay. The twenty conclusions (p. 131 "Housing Handbook") hold good, except that the period of repayment of loan has been extended to 58 years. A scheme for clearing three acres under Part I. has been begun at an estimated cost of about £44,000, and already over £44,800 has been spent in the purchase of the area. The work of demolition and laying out is proceeding. The scheme for re-housing 300 of the 500 persons dispossessed will, unfortunately, be crippled from the start, owing to the site for the first 200 being situated in a somewhat inaccessible position at one of the most distant parts of the borough, and costing no less than £2,000 per acre with roads. Forty cottages have been built here, at a cost of £12,700, including site, and ten double tenements are being built on the cleared area at an estimated cost of building of £4,050.

Risca.—The Council has erected 48 houses, each with living-room, kitchen, scullery bath-room, and larder on ground floor, three bedrooms on first floor, and outside coal-house and w.c., all for 5s. 6d. per week inclusive. The Council has also erected 50 houses, letting at 6s. per week clear.

Rotherham.—A loan has been obtained for £11,426, and ten cottages, let at 7s. 3d. and 7s. 6d. per week, have been erected. Each house has 165 square yards of land at 1s. 3d. per yard, and the cost of building is £237 per cottage, or 4d. per cubic foot.

Salford.—The Council has built a lodging-house, a street of tenements, and four cottage estates, at a total cost of £250,113, of which £174,104 was for the building and £76,009 for the site of 3,067 rooms in 703 dwellings, being £56 per room for building and £24 per room for site and roads. The model lodging-house cost £1,555 for site and £15,326 for building (see pp. 63-64 "Housing Handbook"). Front streets are 36ft. wide and back passages 12ft. wide, and all paved or flagged. The buildings are faced with hard red coal shale bricks, which are very impervious, the living-room floors are grooved and tongued boarding, the kitchen floors of red tiles on concrete bed. The gross income for the Queen Street and King Street dwellings has averaged £1,336, and the working expenses, including rates, £722 (exclusive of interest and redemption of loans), leaving a gross profit of £614.

Sheffield.—The Corporation is clearing a large insanitary area (Crofts) at a cost to 25th March, 1908, of £110,116 (after allowing for value of site charged to cost of dwellings which have been erected on a portion of the site). The capital outlay on the dwellings to 25th March, 1908, including value of site (£4,153), is £36,428. 181 dwellings (on the flat system) and five sale-shops have been erected. Thirty-one of these dwellings consist of one room let at 3s. per week, 96 two rooms at 4s. 6d. to 6s. per week, 54 three rooms at 6s. per week, and the five saleshops let at 5s. to 7s. 6d. per week each. Attached to each of the dwellings are a small scullery and a separate w.c. and coal-place. The Corporation has also erected a block of 20 cottage houses in another part of the city (Hand's Lane) under Part III. of the Act. The total cost to 25th March, 1908, was £6,104, including £715 for site. The accommodation includes larder, kitchen, and coal-cellar, sitting room, and three bedrooms, with w.c. for each house. These let at 6s. 6d. per week each. The Corporation has also purchased three other sites in various parts of the city at a cost respectively of £16,289 (High Storrs), £10,255 (Wincobank), and £6,122 (Edmund Road). Nothing has yet been expended on the erection of dwellings on the first-mentioned site. The second is an estate of about 60 acres on the north-east side of the city, in an elevated position, but within comparatively easy distance of the great engineering works of the city. The estate has been planned out, and 175 cottages and flats have already been erected. Ninety-nine of these houses consist of a living-room and scullery, with coal-house, pantry, and w.c. on the ground floor, and two or three bedrooms and a separate bath-room on the first floor. The houses are let at rents of 5s. 6d. to 7s. 6d. per week, clear of rates and taxes. Twenty further houses, consisting of living-room, scullery, three bedrooms, bath, and w.c., built on this estate are let at 5s. per week. An important feature in respect to the above scheme is that each house is to have an area of 200 yards of land. Twelve cottage flats have also been erected, containing living-room, scullery, with bath and one or two bedrooms. These are let at 4s. to 4s. 3d. per week, clear of rates and taxes.

In addition to the above 44 cottage houses, erected in 1907 in connection with the cottage exhibition, were purchased by the Corporation. These houses are of three classes, as follows:—Class A, living-room, scullery, with bath and two bedrooms, 6s. to 6s. 6d. per week; class B, living-room, scullery, bathroom and three bedrooms, 7s. 3d. to 8s. per week; class C, living-room, parlour, scullery, bathroom and three bedrooms, 8s. to 10s. per week, all clear of rates and taxes. On the third site 70 houses have been built, of which 45 contain four rooms and scullery, at 5s. 9d. to 6s. per week; 25 contain five rooms and scullery, let at 6s. 9d. to 7s. 6d. per week. The capital expenditure, exclusive of site, being £15,150. An entirely new development of the question of artisans' dwellings has taken place in Sheffield within recent years. A section of the Corporation's local Act of 1900 authorises the Corporation to appropriate any surplus lands acquired by it, and not required for the purposes for which they were purchased, and utilise them for various objects, including the erection of dwellings under the Housing of the Working Classes Acts. Certain pieces of land in the centre of the city or near to it have come into the possession of the Corporation as a result of street improvements carried out under local Acts, and the Corporation has erected thereon sale-shops and dwellings, and flats over the same. Five blocks of property have been erected on such lands, comprising 19 flats and 43 dwellings. The flats are let at rents of 4s. 6d., 4s. 9d., and 6s., and the dwellings at 5s. 9d., 6s., 6s. 3d., 6s. 6d., and 8s. per week, free from rates and taxes.

Shipley (Yorks.).—The Council has received sanction to borrow £6,525 for 29 new dwellings, each with four rooms, scullery and bath, to let at 5s. 6d. per week, to re-house persons displaced by improvement works. The estimated cost of building is £197 per cottage. The site, of nearly an acre, cost £229, and street works are estimated at £560. Fifteen of these houses have been erected and are occupied.

Southampton.—The capital expenditure up to 31st March, 1909, has been £77,462; the income £3,453; working expenses and loan charges £5,148. Sixty-nine cottage flats have recently been erected at a cost of £17,387, and a new wing is being added to the lodging house, at an estimated cost, of £3,300 to accommodate 72 persons. The following particulars as to cost of construction may be interesting:—The lodging-house, including furniture and utensils, cost £87 10s. per bed, and is generally filled. The 24 tenements cost £116 per room, or 8d. per foot cube; brickwork was £14 per rod. The average depth of foundations is 5ft.

South Shields.—In connection with a street improvement scheme, under a local Act, the Corporation sold a site of 3,148 square yards to a private individual, who built 28 double tenements at a cost of £322 per double tenement, and let the same at rentals of 5s. 6d. for three rooms and a scullery, and 7s. 6d. for four rooms and a scullery.

Stafford.—Forty cottages have been built at a cost of £7,900, and six let at 4s. 3d. and 34 at 4s. 6d. per week; the sinking fund of £136 being met by the rates as a matter of definite policy.

Stretford.—In addition to 40 dwellings already provided under Part I. of the Act of 1890, at a cost of £5,913, the Local Government Board has sanctioned a loan of £25,015 for 58 years for the provision of 112 semi-detached dwellings under Part III. of the Act, on a site of about four and a half acres. The first instalment of the scheme, consisting of 40 houses let at 5s. per week, was completed in 1907. The second instalment, consisting of 22 houses, is in course of erection.

Swansea.—£314 has been advanced to the South Wales Cottage Exhibition Committee for carrying out a cheap cottage exhibition on land belonging to the town, with not more than twelve houses to the acre. Thirty-one houses have been built on land belonging to the Property Committee. The Colborn Terrace cottages cost £127 more than the loan sanctioned, viz., £6,897, thus making a total of £7,024. The cost of Local Government Board inquiries was £13 15s. 5d. The Council has received sanction for the erection of fifteen cottages at Plasmarl, with living room, scullery, and two bedrooms, estimated to cost £160 per cottage, to let at 4s. 9d. per week. The cost of the site was £400.

Teddington.—After a series of elections fought mainly and successfully on the housing question, the District Council, by an almost unanimous vote, decided to buy 6¼ acres of land in Shacklegate Lane, at a cost of £4,200, and to utilise 4¾ acres, valued at £2,816, for the erection of 72 four-room cottages at 5s. per week, and 42 five-room cottages at 6s. per week, at a total estimated cost of £24,393, including 2 1-6 acres of land, valued at £1,384, which is to be developed afterwards. Tenders have been received £30 per house below the estimated figures of £180 and £160 for five and four roomed houses respectively; strong local opposition from slum owners, house agents, and others to doing anything at all led to the defeat of several members responsible for the scheme, and the Council as at present constituted have abandoned the housing scheme and decided, subject to obtaining the sanction of the Local Government Board, to appropriate part of the land for cemetery extension and to sell the surplus land. An inquiry was held into this by an inspector of the Local Government Board on the 10th of December last.

West Ham.—Sites have been purchased for £17,000 for other schemes at present postponed. The income from completed schemes was £6,081, the working expenses £2,963, and the nett return £3,118, or 3 per cent. on outlay, as against £4,972, or 4·8 per cent., the actual loan charges on outlay.

Wolverhampton.—A site of 3,970 square yards was bought for £546, and 50 tenements on the flat system have been built for £5,032, or £40 per room, and are let at rentals of 2s. 6d. for two rooms, and 3s. for three rooms.

Yarmouth (Great).—Eight dwellings, built for £930, have been let at 2s. 6d. each per week, and twelve dwellings, built for £2,500, have been let at 5s. per week.

SCOTLAND.

Aberdeen.—The receipts from the workmen's dwellings were £863 in 1908-9, and the total outgoings, including loan charges, were £1,067. Cottages have not been erected under the Housing of the Working Classes Act.

Edinburgh.—Slum areas have been bought for £107,704, and new houses containing 761 rooms have been built, and old buildings containing 300 rooms have been reconstructed for £93,105. There are altogether 301 one-room dwellings at 2s. to 2s. 10d. per week, 374 two-room dwellings at 2s. 6d. to 5s. 4d. per week, four three-room dwellings at 5s. per week, and 12 shops at rents of from £11 to £19 per annum. The receipts for 1908-9 were £5,091 15s. 3d., the working expenses £2,835 15s. 7d., and the nett return on capital £2,255 19s. 8d. towards total loan charges of £8,326 12s. Thus the gross profits were only sufficient to pay 2¾ per cent. on building cost alone, and the actual rents, averaging 1s. 8½d. per room per week, were subsidised to the extent of 3s. per room per week to meet the cost of site.

Glasgow.—Much work has been done in the erection of block dwellings and lodging-houses, as before mentioned, with the object of housing the very poor. These include 588 one-room, 1,321 two-room, and 257 three-room dwellings. Altogether, 2,182 dwellings containing 3,975 rooms have been erected by municipal action in various parts of the city. The lodging-houses show a profit of 4 to 4½ per cent., this amount being sufficient to cover depreciation and sinking fund. For the past year, however, these institutions have shown a loss of £563. The dwellings give a return of about 4½ per cent. on the cost of building alone and without debiting anything as a rent charge for land against the dwellings built before the year 1898. The rent "per 1,000 cubic feet" varies from 1s. 4d. to 1s. 8d. per week, and the cost of building has varied from £70 to £93 per room. The management expenses are from 26 to 29 per cent. of the receipts—about half of this percentage being for rates, taxes, and insurance. Two typical blocks for the very poor are those in St. James' Road and Haghill tenements. In all cases dwellings on the balcony, block, or flat system are provided. Rents vary from 10s. per month to 15s. per month per room, or one-room dwellings, 11s. 3d. per month; two-room dwellings, 18s. per month; three-room dwellings, 24s. 6d. per month. The proportion of the site built upon is from 40 to 55 per cent., and the cost of site has varied from 4s. 6d. to £6 per square yard. Glasgow's great difficulty is the tendency to crowd the centre rather than to disperse population towards the outskirts. It may be mentioned that the Glasgow Municipal Commission on the Housing of the Poor, appointed by the Corporation in 1902, has now presented its report and recommendations, and these recommendations, so far as approved, have been remitted to various committees interested, in order that they may consider and report as to what action should be taken in the direction of carrying them into effect. Prizes of £75, £50, and £25 have been given for the best competitive designs for laying out the Riddree Estate as a model village in self-contained houses of not more than four or five rooms, competitors to state the rent which they consider should be charged.

Leith.—Action has been taken under Parts I., II., and III. of the Act of 1890. Capital expenditure, £125,894; receipts, £6,189; working expenses, £717; loan charges, £4,554.

Paisley has a municipal lodging-house, with beds, let at 4d. to 4½d. per night.

Perth.—Two large blocks of working men's houses were built under a local Improvement Act of 1893, which required the erection of new houses in place of others demolished in the formation of new streets. The first block was completed in 1900, built of stone, four storeys in height; 68 dwelling houses with four shops and offices on ground floor; 16 one-roomed houses at 2s. 4d. per week including rates; four three-roomed houses at 5s. 4d. per week including rates, the remaining houses are two-roomed, at rents varying from 3s. 4d. to 4s. 7d. including taxes; cost £12,220, equal to about £15 19s. 6d. per square yard. The second block was completed in 1903-4, built of brick and rough cast, four storeys in height, 44 dwelling houses. Eleven single-roomed houses; five three-roomed, and the remainder two-roomed. Rents similar to those in the other block. Cost £6,300, equal to about £11 6s. 8d. per square yard. All the houses are built on the balcony system, with staircases open to air.

IRELAND.

Belfast.—Free railway house tickets for houses over 5s. per week rental are common. The tram fares are 1d. for about 1½ miles, and workmen's tickets by train are 2d. return for three miles. Rents are very low, and self-contained dwellings are the rule for even the very poorest. £33,700 has been spent on clearance schemes. A model lodging-house, erected for £9,844 in 1902, now enlarged at a cost of £2,166.

Clonmel.—Under Part III. 35 four-room cottages, costing £114 each, and ten five-room dwellings, costing £218 each, were provided. There has been a deficit of £94 on the year's working, in addition to the rates of the dwellings. The rents are from 2s. and 2s. 6d. to 5s. per week. A new scheme is in contemplation.

Cork.—Two areas have been cleared, and 383 three-room dwellings, with 76 four-room dwellings, have been built, and let at rents of 1s. 9d. to 3s. 9d. per week.

Drogheda.—Dwellings costing £5,000 have been erected by the Corporation. In addition to these a fund of £5,000, known as the "Cairnes Trust Fund," which was provided many years ago by the late Thomas Plunkett Cairnes's will, has been expended in building houses which are let at low rents. As these rents accumulate more houses are erected, so that gradually the number of improved dwellings is being increased.

Dublin.—Fifteen streets, containing 1,665 families, have been declared unhealthy areas by the Medical Officer of Health. Since 1879 more than 3,000 houses have been closed as unfit for habitation. At present there are 532 derelict houses. On the south side of the city there are 786 houses in a very defective condition. They comprise 2,982 rooms, occupied by 2,149 families, or 7,844 persons. On the north side there are 700 similar houses containing 2,401 rooms, occupied by 1,496 families, or 5,802 persons. The number of families provided for is as follows: By the Corporation, 1,200; by companies, 4,028; by private persons, 325; total, 5,553 families, or 22,000 persons. The municipal dwellings are in eight districts, and are let at rents from 1s. 6d. to 3s. 3d. for one room, 2s. to 4s. 6d. for two rooms, 4s. to 5s. for three rooms, and 4s. 6d. to 7s. 6d. for self-contained houses, the average weekly rent being 3s. 4d. The average cost of these dwellings has varied from £79 to £126 per room, including the acquisition of the site. Altogether, it is estimated that £500,000 will be spent under the Act of 1890. It may be mentioned that loans to the extent of over £30,000 have been granted under the Small Dwellings Acquisition Act, 1899. Parts of several streets have been declared unhealthy during the past year.

Rathmines.—The Council has recently built 291 dwellings, let as follows—three rooms, 4s. and 4s. 6d.; two rooms, 3s. and 3s. 6d.; one room, 1s. 6d. and 1s. 9d. per week, providing accommodation for 1,200 persons. The total cost of the new dwellings with land was £42,046. There are also 64 houses, costing £11,000, which have been built for some time, and are paying 2½ per cent. on capital.

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